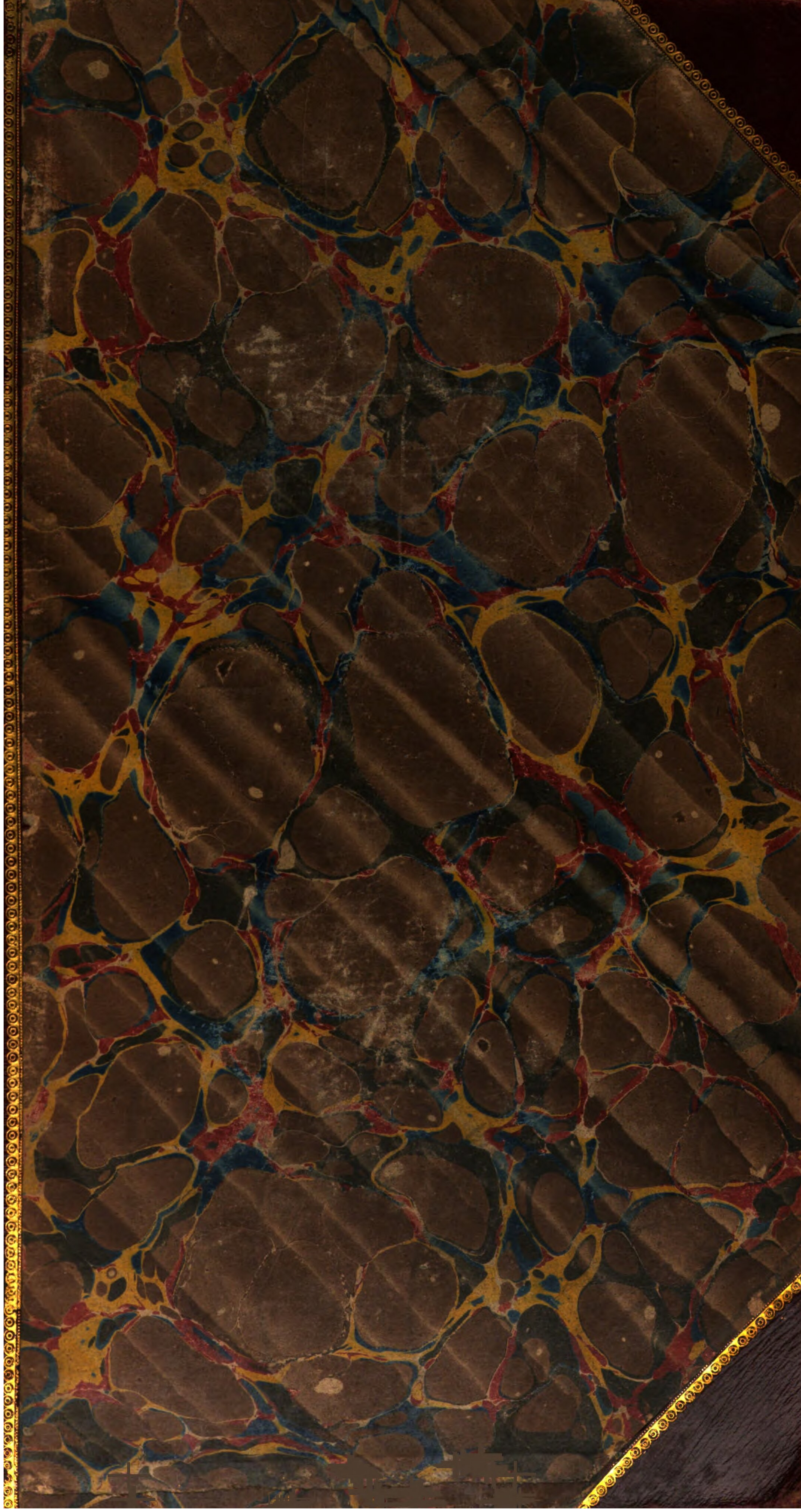
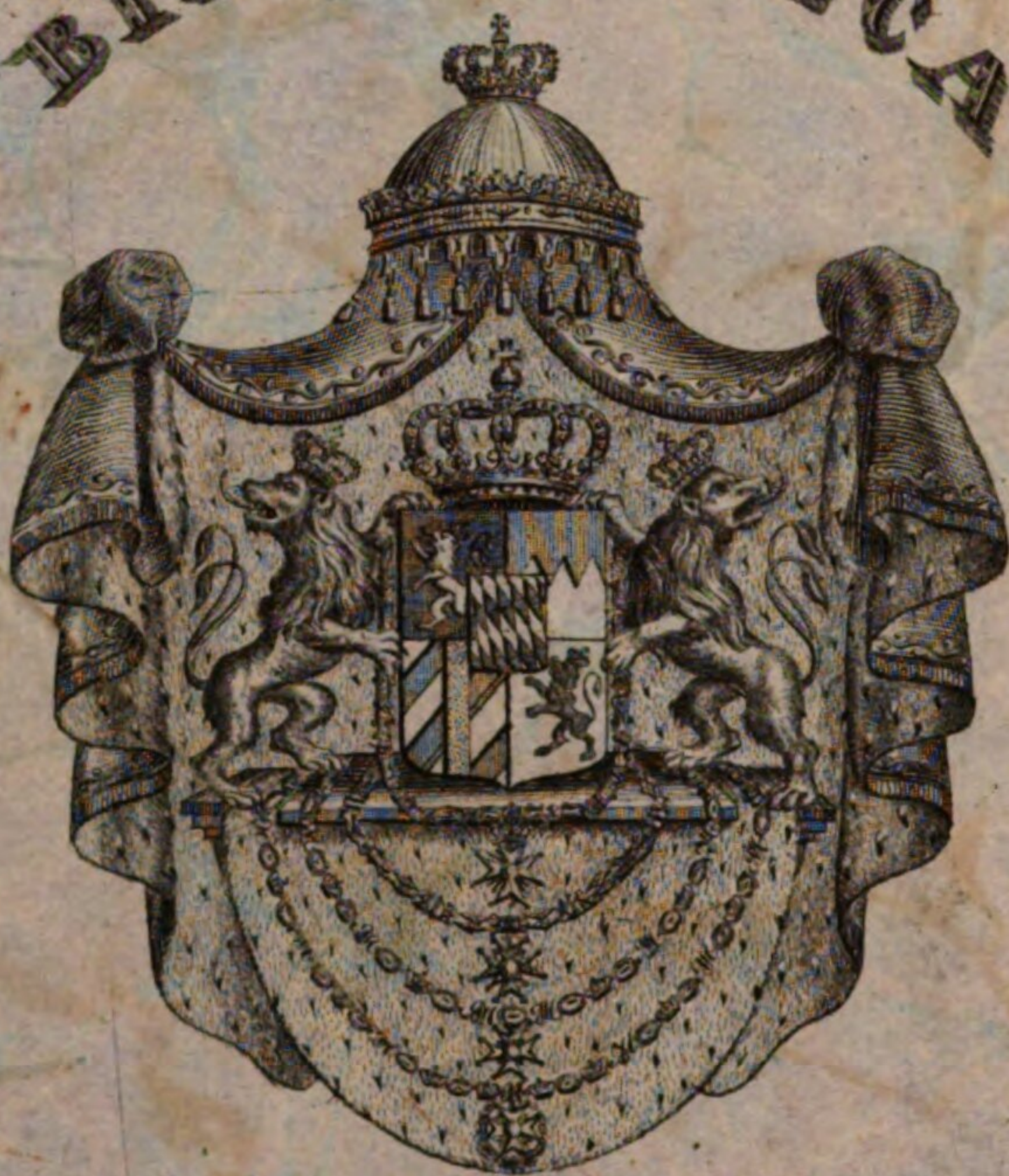
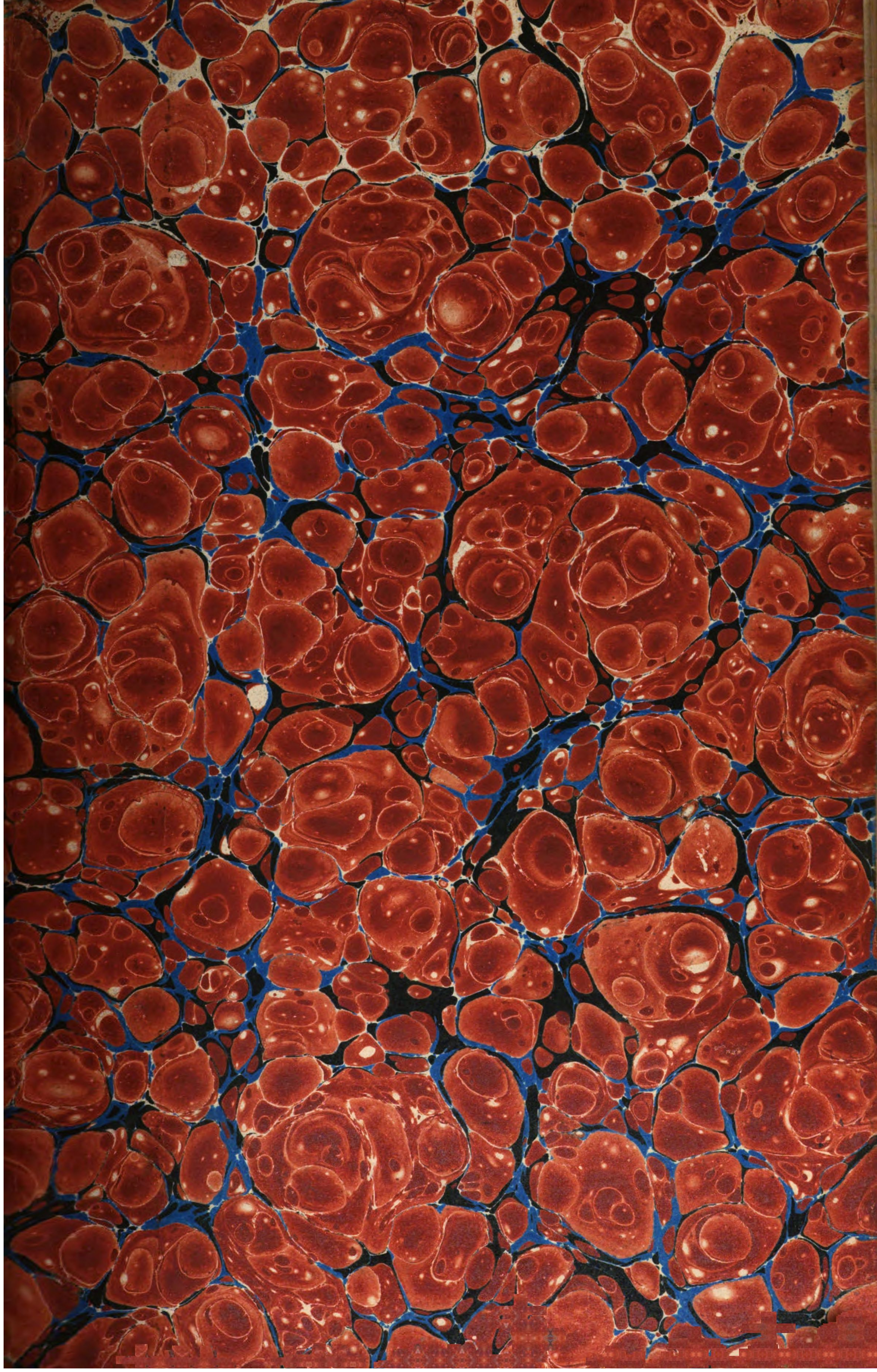




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VOL. 11.

Agriculture & Corn Trade.

1836.

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1881

Contents of Vol. II.

No.

612. Report from Select Committee on MS. Paging
Agriculture (1833). 1.

R E P O R T

FROM THE

SELECT COMMITTEE

ON

A G R I C U L T U R E ;

WITH

THE MINUTES OF EVIDENCE

TAKEN BEFORE THEM,

AND AN

APPENDIX AND INDEX.

Ordered, by The House of Commons, to be Printed,
2 August 1833.

Veneris, 3^o die Maii, 1833.

Ordered,

THAT a Select Committee be appointed to inquire into the present State of Agriculture, and of Persons employed in Agriculture in the United Kingdom:—And a Committee is appointed of,—

Lord Viscount Althorp,	Mr. James Buller,
Sir James Graham,	Mr. Wolryche Whitmore,
Lord John Russell,	Mr. Matthias Attwood,
Sir Robert Peel,	Mr. Benett,
The Marquis of Chandos,	Mr. Mildmay,
Mr. Littleton,	Lord Viscount Milton,
Sir Richard Vyvyan,	Mr. Bethell,
The Earl of Ormelie,	Mr. Gilbert Heathcote,
Sir John Sebright,	Lord Viscount Howick,
Mr. Baring,	Mr. William Denison,
Mr. Dominick Browne,	Mr. Childers,
Sir John Dalrymple,	Sir William Browne Folkes,
Mr. Cayley,	Mr. Brigstock,
Sir Matthew White Ridley,	Lord Henniker,
Sir Charles Lemon,	Mr. Robarts,
Mr. Robert Clive,	The Earl of Kerry,
Mr. More O'Ferrall,	Mr. John Murray,
Sir Edward Knatchbull,	Mr. Stanley (Cheshire).
Mr. Ashford Sanford,	

Ordered, That the Committee have Power to send for Persons, Papers and Records.

Ordered, That Five be the Quorum of the Committee.

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R E P O R T.

THE SELECT COMMITTEE appointed to inquire into the present State of AGRICULTURE, and of Persons Employed in Agriculture in the United Kingdom, and to whom several Petitions presented on the subject of Agriculture to The House, were referred;—**HAVE**, pursuant to the Order of The House, examined the matters to them referred, and agreed to the following REPORT.

IN presenting to The House the mass of Evidence collected from various parts of the United Kingdom, Your Committee are restrained by the vast extent of the subject, and by the discursive nature of the inquiry, from attempting a minute analysis of the Testimony which it has been their duty to examine.

The Witnesses who have appeared before Your Committee have, with very few exceptions, been immediately connected with the Cultivation of the Soil; most of them are either Rent-payers or Surveyors of Land, some of them are Land-owners, few of them not practically experienced in the detail of the matters to which they have deposed, and it is impossible not to remark a rare concurrence both of statement and of opinion on the part of Witnesses brought together from the most distant quarters. It is due to them to state, that they have generally given to Your Committee the fullest information in the most open manner, and the frankness of the exposition of their views is no less remarkable than the ability with which they have made and supported their statements.

Having thus disclaimed the intention of giving even a summary of the Evidence, Your Committee assure The House that they are deeply impressed with the caution which appears to them necessary in drawing any general conclusions or in offering any positive opinions when National Interests of such vital importance are concerned, where doubts so reasonable exist, and where errors so fatal may be committed; they remember, “that the Agriculture of the Kingdom is the first of all its Concerns, the foundation of all its Prosperity, in every other matter by which that Prosperity is produced:” and they cannot forget what Mr. Burke has so truly stated, “that it is a perilous thing to try experiments on the Farmer; on the Farmer, whose Capital is far more feeble than commonly is imagined, whose Trade is a very poor one, for it is subject to great risks and losses; the Capital, such as it is, is turned but once in the year; in some branches it requires even three years before the money is repaid;” and although it is in the power of the Legislature to do much evil, yet it can do little positive good by frequent interference with Agricultural Industry.

If these be general Principles which are true in ordinary times, the peculiar circumstances of the present moment require also peculiar caution.

On looking back at the Report of the Committee in 1821, to whom the Petitions complaining of the depressed State of the Agriculture of the

United Kingdom were referred, it will be found that the Report commences by stating “ that the complaints of the Petitioners are founded in fact, in so far as they represent that *at the present price* of Corn, the returns to the Occupier of an Arable Farm, after allowing for the Interest of his Investment, are by no means adequate to the charges and outgoings, of which a considerable proportion can be paid only out of the Capitals, and not from the Profits of the Tenantry.”

The Average Price of Wheat for the Year 1821 was 54 s. 5 d. per Quarter. The Average Price of the present Year is 53 s. 1 d.; and although some of the charges connected with general Taxation have been reduced since 1821, yet the local burthens, such as Poor-rate and County-rate, have, in most parts of England, been grievously augmented. The Committee of 1821 arrived at the conclusion, “ that the returns of farming Capital were at that time considerably below the ordinary rate of Profit ;” and no Evidence adduced before Your Committee of diminished outgoings contrasted with the change of Prices in the interval, would warrant, at this moment, a different conclusion.

The Committee of 1821 expressed a hope “ that the great body of the Occupiers of the Soil, either from the Savings of more prosperous times, or from the Credit which punctuality commands in this Country, possess resources which will enable them to surmount the difficulties under which they now labour.” Your Committee, with deep regret, are bound rather to express a fear that the difficulties alone remain unchanged, but that the Savings are either gone or greatly diminished, the Credit failing, and the resources being generally exhausted ; and this opinion is formed not on the Evidence of Rent-payers, but of many most respectable Witnesses, as well Owners of Land as Surveyors and Land-agents.

The Committee of 1821 assumed “ what they believed to be then true, that the Annual Produce of Corn, the growth of the United Kingdom, was upon an Average Crop about equal to the Annual Consumption.” Your Committee, on the contrary, is satisfied by the strongest concurrent testimony from different parts of Great Britain, that the Occupiers of the inferior Soils, especially of heavy Clay Land, have of late expended less Capital and Labour in their cultivation. This neglect arising from low Profit and Prices inadequate to the Cost of Production, combined with a series of wet seasons, peculiarly disadvantageous to Land of this description, has caused a diminution in the gross amount of Produce, and the discontinuance of the use of artificial Manures, together with a system of over-cropping, has impaired the productive power of these inferior Soils ; and in some cases where the Poor-rate is heavy, their cultivation has been entirely abandoned. Moreover, it is not unworthy of observation, that these Clay Lands are in many instances proved to be ancient Corn Land, on which Wheat has been grown from time immemorial ; and in the Weald of Sussex a remarkable instance was adduced, where Rent and Poor-rate together amounted now to the same charge per Acre as before the War of 1792 ; but these burthens had changed places, the 8 s. an Acre, which was Rent in 1792, is now Poor-rate ; the 4 s. per Acre, which was the Poor-rate then, is now the Rent.

But the diminished annual growth of Wheat cannot be considered apart from the amount of Stock on hand ; and the Evidence of Mr. Jacob, on this subject, is no less striking than important, especially since his general view is confirmed by the local experience of occupying Farmers throughout England.

On

Mr. Jacob's Evidence.

Q. 38. Do you conceive, taking the dealers from the great dealers in sea-port towns to the small dealers in market towns, there is a lessening in the stocks such persons hold?—
A. Certainly, of English wheat.

Q. 39. Could you state in what proportion to the time the stocks were considered high?—
I did suppose at one time, when we had a harvest in 1816 which was so very deficient, we had then six months' consumption in the country; I do not think there has been a month's consumption in the country at the time of the harvest since 1829.

Q. 64. Can you form any opinion of what was the cause of the reduced stock in the hands of the farmers?—A. I suppose, in some measure, the reduction of capital; they have been paying a great deal of rent out of their capital.

Q. 51. You say that in 1816, preceding the bad harvest of that year, you think there were six months' consumption in store, and recently not more than one month; supposing the harvest of 1816 was to come over again, from whence do you contemplate the supply?—
A. It could not be supplied from all the world. My opinion is, that if we were to diminish the growth of English wheat by one-tenth part of that now produced, we should not be in a safe state in case of a deficient harvest, for all the world could not make up the deficiency. We are now about four weeks in the year deficient in our growth on the average; last year the harvest was one month earlier than the year previous, so that we were enabled to get to the end of the year. The harvest of 1832 ought to supply 13 months, and I dare say it will do so; but if we have a deficient harvest, and the next harvest gives us but 11 months' supply, and owing to bad weather it be deficient one-tenth more, there would then be such a deficiency as all the world could not easily supply at any price, for wheat is not the food of man in any other country to the same extent as in England.

In France even, where wheat is much more used than in the north and east of Europe, Chaptal states that there are only about 17,000,000 of quarters a year grown, of which near 3,000,000 are wanted for seed, and that for a population of 30,000,000 persons, whilst we require nearly as much for half that number of persons.

On this branch of the subject, after the most full inquiry and the most careful consideration of the Evidence, Your Committee have formed a decided opinion, that the Stocks of home-grown Wheat in the hands of the Farmer and of the Dealer at the time of Harvest have gradually diminished; that the Produce of Great Britain is in the average of years unequal to the Consumption; that the increased Supply from Ireland does not cover the deficiency; and that in the present state of Agriculture, the United Kingdom is in years of ordinary production partially dependent on the supply of Wheat from Foreign Countries.

Your Committee has already glanced at the increase of certain Outgoings borne by the Farmer, which it is clearly established in Evidence have not been compensated by a corresponding reduction of his fixed Money Payments; on the contrary, while the profitable returns from Land have generally decreased, the burthens to which it is subject have been augmented. The Poor-rate is heavier, the County-rate is heavier, the Highway-rate has increased; and the Evidence would lead to the conclusion, that the outgoings of the Farmer are generally larger than he can afford to pay during the present Prices of Agricultural Produce, without a sacrifice of the Profit on his Capital which he is entitled to realize: those Outgoings, however, which the law does not impose, are placed beyond the control of the Legislature, are private bargains, open from time to time and regulated by competition; and where Parliament cannot interfere, any recommendation or opinion pronounced by Your Committee would certainly be inefficacious for good, perhaps even productive of evil. Who are to judge what Profit, Rent and Wages ought to be?—Certainly, no Legislative authority; for these are matters of convention dictated by the reciprocal convenience of the parties, and silently indeed, but surely adjusted by their reciprocal necessities.

In proportion as both Rent and Wages are excluded from the cognizance and the control of the Legislature, it becomes important that Parliament should watch with jealousy those burthens which are imposed by law on Land, and which it is within their competency to revise and modify.

The whole subject of the County-rate is particularly worthy of a separate consideration. The improved arrangement of the Gaols, admitting of the classification and separation of Criminals; the payment of the Costs of Prosecutions, both at the Assizes and Quarter Sessions, not only of felonies but of misdemeanours, whereby the want of a public prosecutor in England is now supplied; the vast expenditure on Bridges for the improvement of the great inland lines of communication, an object of national importance—all these are growing charges imposed by law, levied by County-rate, and borne principally by Land, anomalous from the circumstance, that purposes of general utility are thus defrayed by local taxation subject to abuse, because placed under the control of Authorities not personally responsible, and requiring therefore, in the opinion of Your Committee, the early and deliberate attention of the Legislature.

Your Committee, in their inquiries, have not overlooked the subject of Tithes, a burthen which materially affects the outlay of Capital in the Improvement and Cultivation of the Soil; and they report with satisfaction, that on the part both of the Laity and of the Clergy, of the Tithe-owner and of the Tithe-payer, the desire of a fixed Commutation is very generally expressed. The removal of an obstacle to the outlay of Capital on Land, which a permanent Commutation of Tithe on moderate terms would effect, is a national object of the highest importance, for the attainment of which the temper of the present moment would seem to be favourable. The Tithe-owner would be relieved from the cost of collection, and would gain by the substitution of a certain for an uncertain Income, while the Tithe-payer would be exempt from collection in kind, and from the discouragement of industry inherent in a system, which gives a certain share of the produce to a party who partakes neither in the Risks nor in the Losses of Production.

The administration of the Poor Laws in England affects so directly the condition of every class in society connected with Land, that it is impossible for Your Committee to leave the subject unnoticed, especially since, in the course of their inquiries, much useful information has been elicited on this point.

A Special Commission having been appointed by the Crown for the purpose of investigating the administration and operation of the Poor Laws, and the final Report of this Commission not yet having been presented, Your Committee abstain from offering any suggestions in detail; but they earnestly recommend to the attention of The House the Evidence of Mr. Smith Woolley, who details the success of Mr. Beecher's Plan of Management, which has been adopted in fifty parishes in Nottinghamshire, and which has produced a large diminution of the Rate, and a positive increase of comfort and independence among the labouring Poor.

It is, however, necessary to observe, that Mr. Beecher's plan is calculated rather to arrest the early progress than to eradicate the inveterate evils of a system of mal-administration.

The Evidence of Mr. Blamire is most satisfactory with respect to the Northern Counties of England, where able-bodied men still maintain themselves and families on Wages without the aid of the Poor-rate; and the great abuse would seem to be more prevalent in the Southern Counties, where Wages are paid out of the Rate, where the system of Roundsmen has been longest established, where the Father of the Family receives an increased Allowance on the birth of each Child, where the supply of Labour is redundant, and where a Premium is thus indirectly offered to improvident Marriages and to an increase of Population.

The

The Labour-rate has been introduced in these districts as a palliative to evils which had become intolerable; its effect has produced temporary relief; but the measure must be viewed with suspicion and adopted with caution, since it is contrary to every sound principle, interfering directly with the natural demand for Labour, levying, in many cases, the Wages of Labour from those who are not its Employers, and absolutely destroying the distinction between Pauperism and Independence.

It is also worthy of consideration, whether in Parishes where the supply of Labour is greater than the demand, the Law of Settlement, as it now exists, may not aggravate the evil. Its tendency is to prevent the free circulation of Labour, to chain it to the spot where it is not wanted, and to check its natural flow to the place where it is required. The Labour of the Poor Man is his only commodity, and the reasons should be cogent indeed which justify any legal impediment to his carrying it to the best market he can discover.

Dr. Adam Smith, in the *Wealth of Nations*, has dwelt with peculiar force on this particular subject; he has laid down with his accustomed accuracy the general principle, that "the property which every man has in his own labour, as it is the original foundation of all other property, so it is the most sacred and inviolable." After stating the law, he points out the evil as it still exists in England, in these emphatic words: "The scarcity of hands in one parish cannot always be relieved by their superabundance in another, as it is constantly in Scotland, and I believe in all other countries where there is no difficulty of Settlement;" and he sums up the statement with this remarkable expression, which is true to the present day, "There is scarce a poor man in England of 40 years of age, I will venture to say, who has not in some part of his life felt himself most cruelly oppressed by this ill-contrived Law of Settlement."

Amidst the numerous difficulties to which the Agriculture in this Country is exposed, and amidst the distress which unhappily exists, it is a consolation to Your Committee to find that the general condition of the Agricultural Labourer in full Employment is better now than at any former period, his Money Wages giving him a greater command over the necessaries and conveniences of life.

As an illustration of this fact, it may not be inexpedient to institute a comparison of the condition of the Labourer in some one county at the present moment, contrasted with his condition in 1821, when the last general inquiry was instituted into this subject.

At that time Mr. Hanning, a gentleman from Somersetshire, appeared before the Committee, and gave the following Evidence:

William Hanning, Esq., p. 44.

Q. HAS there been a change in the food of the labourers within the last two years?—

A. Unquestionably; I see the labourers being constantly moving about my own farms; I see them now almost wholly supplied with potatoes. Breakfast and dinner brought to them in the fields, and nothing but potatoes.

Q. Were they in the habit in better times of consuming a certain quantity of animal food?—Some certain portion; for instance, bacon and cheese, which they do not eat now.

Q. Has there been a decrease in their use of malt liquors?—In my neighbourhood it is principally cider. As to malt liquor, I only state the information of a tenant or two of my own who have alehouses and inns, who say they do not sell so much as they used to sell, but I cannot vouch for that.

Q. Will not the increased consumption of potatoes you have mentioned account in a great degree for the reduced price of wheat?—A. The lower orders, from necessity, eat less wheat. p. 48 & 49.

Q. Of course then a less consumption of wheat will produce a depreciation?—A. I think their poverty drives them to eat a worse food.

By Your Committee on the present occasion, Mr. Weston Peters was called, a gentleman residing at Petherton, in the county of Somerset, occupying 600 acres of land, partly his own property, and agent to Mr. Portman, who possesses large estates in that county. By him the following Evidence is given on this point :

Q. Do the tenants employ less labour on their lands than they used?—No; I think they employ every labourer in the parish; there is not one unemployed.

Q. What is the rate of their wages now?—I suppose they average about 8s. a week; then the farmers find them potato-ground; and in most of our parishes they have allotments of about 40 perches a man, independent of that.

Q. What used to be their wages eight or 10 years ago?—A. About the same; the shepherd and carter have generally got about 9s. a week.

Q. Their money-wages are reduced about 1s. per week, all the other allowances remaining the same?—Yes, and most of the farmers, I cannot say for all, but a great many supply their labourers with wheat under the market prices besides.

Q. Those allowances have not changed within the last eight or 10 years?—No, I apprehend not.

Q. The reduction in the money-wages is about 1s. a week?—It was reduced 1s. a week; but I think it is about the same again now.

Q. What is the condition of the labourer now, considering the price he pays for the articles he consumes, compared with his condition eight or 10 years ago, when he got 1s. a week more wages?—It is a great deal better.

Q. And the agricultural labourer in Somersetshire is better off than he was?—Yes, I think so.

Q. Is it apparent in his condition that he is better off?—Yes, I think it is; most of them now keep a barrel of cider, and a pig besides, which they used not to do; malt liquor is not much used in Somersetshire, on account of the large number of orchards.

Q. They used not to have cider in their cottages?—No.

Q. Have they now pretty generally?—A. There are exceptions, and so there are to wages, because one man deserves more than another; but speaking generally to their wages, I should say from 7s. to 9s.

Q. You say generally that their condition is better than it was?—A. Yes.

Q. Have most of them cider in their houses?—A. Yes; and besides, the greatest part, I think, of those men who have from 7s. to 9s. a week have three pints of cider a day generally allowed, and in summer more.

Q. You mean to say, that at the present time they are more in the habit of having a small cask of cider in their houses than they used to be?—A. Yes, now they have.

Q. The labouring poor, you think, are in a better condition than in dear times?—Yes.

Q. You state the farmers have reduced the scale of their living; have the labourers reduced theirs?—A. I do not think they have.

Q. Do they eat more meat than they did?—A. I think they do.

Q. To what extent?—I cannot say. Formerly, if they got a pig, they used to sell it to pay their rent, now they feed and kill it.

Q. How often will a farm labourer in full employ in Somersetshire eat meat in the course of the week?—A. Nearly every day, I should suppose, the best labourers.

Q. What kind of meat?—A. Generally bacon, and when they go to market they buy coarse pieces of beef in the evening.

Q. Do they not in the course of the week get some beef or mutton?—A. I think they generally get some beef.

Q. Used they formerly to have some meat in the course of the week?—A. No; I think the labourers have had much more meat latterly than they used to do.

Q. You think that though the farmers have suffered by alteration of prices, the labourers are better off?—A. Yes.

Q. Is your knowledge of the situation of things during high prices in the war sufficiently accurate also to enable you to speak to the condition of the labourer then and now?—

A. Yes; I can recollect when the labourer ate barley-cake without meat or cheese. I was then quite young, living with my father, but I recollect seeing the men come.

Q. Had they their barrels of cider then as they have now in their cottages?—A. No, certainly not.

Q. The period that you speak of is preceding the high prices which followed during the war?—A. The time that I was speaking of was when I was a boy living at home with my father, and men used to come with a piece of barley-cake to work, without meat or cheese with it.

Q. You have stated that the generality of the labourers in Somersetshire have meat every day; are you speaking of the single man, or are you speaking of a man with a wife and two children?—A. The greatest part of the best labourers have meat every day.

Q. The Committee may collect from your evidence that the labourers are better off now than they were before, from whatever cause arising?—A. Certainly.

This

This is an instance taken from a particular county, but it is no unfair sample of the improved Condition of the Labourer in full Employment.

At the same time, it appears from the general tenor of the Evidence, that in many districts of the county the supply of Agricultural Labour is greater than the demand, and that this disproportion mainly arises from the inability of the Farmer to employ that quantity of Labour on the Land which would be requisite for its perfect cultivation; yet even where Labour is thus redundant, the alarming increase of the Poor-rate has fixed attention on the condition of the Labourer by grants of Land attached to cottages, by a more judicious distribution of Labour throughout the parish, converting into productive that which had been unproductive, coupled with due attention to the character of the party relieved, and a more provident distribution of the Relief itself, the growing evils of Pauperism have been partially arrested, and in some cases by timely interference have been absolutely overcome.

In Scotland, where Rent and Wages of Labour are the only outgoings borne by the Tenant, the Farmer on the whole appears to have suffered less than in England from the fall of Prices, and Corn Rents, which have lately come into more general use in that country, protect the Tenantry under Lease from the effects of a falling market; but the Labourer in Scotland being paid principally in kind, and receiving only a small portion of his Wages in Money, has not gained so much as the Labourer in England by the altered value, although his nominal Earnings have not been much reduced; on the other hand, the demand for his Labour as yet continues unabated, and the Law of Settlement in Scotland does not impede its free circulation.

In Ireland, as far as the growing demand of the English Market extends, Agriculture is improving, the growth of Wheat is rapidly increasing, and the gross Amount of Produce is considerably augmented.

The demand for Lime and for Manure is great throughout the province of Leinster; new Roads have been formed; the inland Navigation has been improved; the Soil is fertile; and a progressive Increase of the Supply of Wheat from Ireland may be anticipated.

With the War, however, the great Contracts for Salt Provisions, which were drawn from Ireland, terminated; and it is doubtful whether any present demand from England for Corn compensates for the loss which Ireland thus sustained.

The minute subdivision of Farms, the System of Con Acre, especially in Connaught, and the consequent Increase of Population, have a strong tendency to enhance the Value of Land throughout Ireland, and to lower Wages by the same competition which reduces both the Tenant and the Labourer to the lowest level of Indigence.

Emigration has taken place from all parts of the United Kingdom, and continues increasing from year to year; in some instances, local contributions have been raised to defray the Expense of the Passage of Pauper Families, and the Parishes where this measure has been adopted with due precautions, have experienced some relief; but in many cases, without such assistance, the poorest and least able remain, while the more efficient and richer depart, taking with them small accumulations of capital, and thus rather impoverishing than benefiting the district which they leave.

In the counties of England, where Yeomen heretofore abounded, occupying their own Estates, which Estates in many cases had been transmitted

from Father to Son, a great change of Property has recently taken place. The high Prices of the last War led to Speculation in the purchase, improvement and inclosure of Land; Money was borrowed on the paternal Estate for Speculations of this nature, which, at the time, were not considered improvident. Prices have fallen, the Debt still remains, or the Estate has changed Owners, and the interval between the fall of Prices and the adjustment of Charge and of Expenditure to the altered value of Money, has been most pernicious to this body of men.

In rural Districts, from the absence of competition, the small Tradesmen have been enabled to keep up their Prices, although perhaps bad Debts and diminished Custom have not added to their Profits; but the means of the Yeomen have diminished more rapidly than the fixed demands on his Income, and on him have fallen all the evils of an Income progressively decreasing, without a corresponding reduction of Charge.

The Landlords in every part of the United Kingdom, though in different degrees, have met the fall of Price by a reduction of Rent, except where during the War the Rents on their Estates had not been raised, or where by a large expenditure of Capital permanent Improvements have enriched the nature of the Soil itself.

The spread of the Drill System of Husbandry, a better rotation of Cropping, a more judicious use of Manures, especially of Bones, extensive Draining, improvement in the Breed both of Cattle and of Sheep, have all contributed to counterbalance the fall of Price, and to sustain that surplus Profit in the culture of the Soil on which Rent depends.

Where the fixed Incumbrances are heavy, and the family Settlements founded on the War rentals are still in operation, large reductions of Rent must necessarily occasion the most serious embarrassments, and the effect produced has already been an extensive change of Proprietors throughout the Kingdom.

It is impossible to overlook, and it would be criminal to disguise the fact, that the depreciation and restoration of the value of Money consequent on the Bank Restriction of 1797, have unsettled the habits, disturbed the fixed engagements, and injured alternately the interests of large classes of the community.

In the words of the Agricultural Committee of 1821, "The general effect of the restoration of our Currency has been in some degree to derange the Markets of every part of the civilized world;" and as bearing on British Agriculture especially, that Report contains the following passage, in the truth of which Your Committee fully concur.

"The departure from the ancient Standard, in proportion as it was prejudicial to all Creditors of Money and persons dependent on fixed Incomes, was a benefit to the active Capitals of the country; and it cannot be denied that the restoration of that Standard has in its turn been proportionally disadvantageous to many individuals belonging to the productive classes of the community, and especially to those who had engaged in speculative adventures of Farming or of Trade."

Fluctuations of Price, whether they arise from alternations in the value of Money, or from changes of the Corn Laws, cannot fail to produce evils in every branch of rural economy, which, independently of these disturbing causes, must ever remain exposed to grievous vicissitudes from the uncertainty of seasons. These artificial fluctuations, however, only aggravate the natural evil: they render the income of the Landlord precarious, the fixed Rent of the Farmer a hazardous Speculation, and the Wages of the Labourer an uncertain Remuneration.

Steadiness

Steadiness of Price, which is conducive to settled habits, and forms the basis of all fixed engagements, is the primary object never again to be overlooked; and Your Committee cannot fail to remark, that there has been, coincident with the present system of Corn Laws, a steadiness in the Price of Corn, of which there has been rarely, if ever, an experience in any former period of equal duration; and as during the same period there has been a very considerable difference in Seasons and in the actual amount of Corn produced, it is but just to ascribe to the present system a great degree of that steadiness of Price which has unquestionably prevailed.

Rents are now rapidly approximating to the level of these Prices, and whatever embarrassments may have been produced by former changes, and however grievous the weight of existing burthens, fresh experiments in the value of Money, which must affect the Price of Agricultural Produce, which might shake public confidence, and which must lead to the derangement of all settled Contracts, ought, after past experience, to be viewed by the Legislature with peculiar caution.

Your Committee are of opinion that the present reluctance to purchase Land, or to take it on Lease, is to be ascribed to losses recently sustained in Agriculture, and to the uncertainty supposed to exist with regard to the present Corn Laws; and uncertainty on a subject of such vital importance, where stability and confidence are essential, produces effects hardly less disastrous than change itself.

The Price of Wheat for the last five years, notwithstanding several deficient Crops, has not in the Average exceeded 61s. 8d. per quarter: the highest price within the same period was 76s. 7d., the lowest, 51s. 3d.

Before the year 1790 there are no official Returns of the Prices of Corn in England. The Prices at Eton College have generally been quoted as affording the surest data antecedent to that period; but they afford no just criterion of the Average Price throughout England.

In ancient times, when roads were few, the site of Eton on a navigable river gave it a local advantage in the purchase of Corn, and the Wheat is always stated to be of "middling quality," a term too indefinite very safely to be relied on. The Eton College Prices are by no means the Average Prices even of that Market; and the variations between the Eton and the Oxford Tables prove the great inequality, and demonstrate a degree of uncertainty attaching to both which baffles all accuracy of induction or of safe calculation.

It was not until 1797 that any approximation was made to accurate official Returns of the Average Price of Corn throughout England, yet quantities did not even then enter into the account, except in the maritime districts, and it was reserved for the new system of taking the Averages, which was introduced in 1821, to supply that more accurate information on which reliance may now be placed.

In corroboration of the steadiness of the Price of Wheat for the last five years, compared with former periods of equal duration, it may not be inexpedient to present The House a Table, dividing the whole time between 1797 and 1833 into terms of five years each, showing also the Average Price of each year, of each term of five years, the Highest and Lowest weekly Price in the several terms of five years, and per-centage of each variation.

Annual Average of the Kingdom.		Aggregate Average of the Five Years.	Highest and Lowest Prices in the Five Years; showing also the Rate of Fluctuation per Cent.	
Years ended.	Average.		HIGHEST.	LOWEST.
	s. d.	s. d.		
1797 -	52 2	79 1	{ 21 March 1801, 154s. 5d. Variation - - -	{ 25 March 1797, 47s. 11d. 220 per cent.
1798 -	50 4			
1799 -	66 11			
1800 -	110 5			
1801 -	115 11			
1802 -	67 9	69 9	{ 17 August 1805, 97s. 8d. Variation - - -	{ 3 March 1804, 49s. 100 per cent.
1803 -	57 1			
1804 -	60 5			
1805 -	87 1			
1806 -	76 9			
1807 -	73 1	88 5	{ 9 June 1810, 114s. 10d. - Variation - - -	{ 14 November 1807, 65s. 7d. 74 per cent.
1808 -	78 11			
1809 -	94 5			
1810 -	103 3			
1811 -	92 5			
1812 -	122 8	88 2	{ 8 August 1812, 150s. 3d. - Variation - - -	{ 13 January 1816, 53s. 1d. 183 per cent.
1813 -	106 6			
1814 -	72 1			
1815 -	63 8			
1816 -	76 2			
1817 -	94 -	74 -	{ 28 June 1817, 112s. 7d. - Variation - - -	{ 29 Dec. 8121, 46s. 2d. 143 per cent.
1818 -	83 8			
1819 -	72 3			
1820 -	65 10			
1821 -	54 5			
1822 -	43 3	56 1	{ 25 June 1825, 69s. 5d. - Variation - - -	{ 26 Oct. 1822, 38s. 1d. 81 per cent.
1823 -	51 9			
1824 -	62 -			
1825 -	66 6			
1826 -	56 11			
1827 -	56 9	- - -	Variation - - -	24 per cent.
Intermediate period preceding the 9 Geo. 4, to July.				
1828 -	60 5	61 8	{ 14 Nov. 1828, 76s. 7d. - Variation - - -	{ 19 Oct. 1832, 51s. 3d. 49 per cent.
1829 -	66 3			
1830 -	64 3			
1831 -	66 4			
1832 -	58 8			
1833 -	53 1			

Figures thus establish the assertion, resting on the concurrent testimony of the most experienced Witnesses, that the Price of Wheat for the last five years, under the present Corn Law, has been more steady than for any other period of five years since 1797, beyond which time no official Returns of accuracy can be produced.

The Committee of 1821 declared, "That they were not insensible to the importance of securing this Country from a state of dependence on other and possibly hostile Countries for the Subsistence of its Population." At that time the annual growth of Wheat was by them considered equal to the annual Consumption. Your Committee have come to an opposite conclusion with respect to the present time, and find that a diminished supply of Home-grown Corn, with an increasing demand, has rendered this Nation now annually dependent for a portion of its Supply on Importations from abroad.

The political considerations which weighed with the Committee of 1821 remain unchanged ; and if it be not prudent to run the risk of rendering the dense Population of these Islands in a great degree dependent on the Supply of Bread-corn from abroad, the protection now given to Corn, the growth of the United Kingdom, may be justly regarded as an insurance against Famine, and against the danger of that reliance on Foreign Countries for the Staff of Life, which might be found inconsistent with the safety and permanent interests of the People, and ultimately fatal to our National Independence.

In the century prior to 1793, according to the Returns which it is admitted are imperfect, 50s. a quarter was the Average Price of Wheat, and England for a great part of that century was an exporting country. At this moment the Average Price does not exceed 54s. a quarter ; and in the last five years ending on the 1st January 1833, the importation of Wheat from abroad annually averages 1,145,000 quarters.

The present Price of Meat as compared with Corn is high ; but this has been in a great measure attributed to an extensive loss in the flocks of Sheep, occasioned by rot, which recently prevailed among them for two or three years consecutively.

On the whole, it must be admitted that the difficulties are great and the burthens heavy which oppress the Landed Interests ; but Contracts, Prices and Labour have a strong natural tendency to adjust themselves to the value of Money once established, and it is hoped that the balance may be restored which will give to Farming Capital its fair return.

Your Committee has endeavoured to trace the injurious effects of past Legislation ; and to prove the caution necessary in future Measures, it may be urged, that they have stated many evils but have failed to suggest remedies ; it should, however, be remembered, that Legislative Measures once taken and long established can rarely be abandoned without danger, and that to retreat is occasionally more dangerous than to advance.

In conclusion, Your Committee avow their opinion, that hopes of melioration in the condition of the Landed Interest rest rather on the cautious forbearance than on the active interposition of Parliament.

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Figures thus establish the assertion, resting on the concurrent testimony of the most experienced Witnesses, that the Price of Wheat for the last five years, under the present Corn Law, has been more steady than for any other period of five years since 1797, beyond which time no official Returns of accuracy can be produced.

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MINUTES OF EVIDENCE.

Sabbati, 11^o die Maii, 1833.

THE RIGHT HON. SIR JAMES GRAHAM, BART.

IN THE CHAIR.

William Jacob, Esq., called in; and Examined.

1. YOU are at the head of the Corn Department, at the Board of Trade?— *William Jacob, Esq.*
I am.

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2. You have for many years directed your attention to the subject of the import of corn from abroad, and the supply from abroad?—The production and consumption in foreign countries, and the proportion which in each country they bear to each other. My department is merely to form the average prices of English corn; but whatever I have attended to has been rather as an amateur, before I had any thought or expectation of that employment.

3. Excepting the returns of the averages under the Act of Parliament to the Board of Trade, is there any information collected by that Board relative to the agriculture of the country?—I am not aware of any.

4. Any returns you could make to this Committee from the Board of Trade, with reference either to the growth of corn in this country, or its import from foreign countries, would be contained, as relates to this country, in the return of the averages under the Act of Parliament, and to the import from foreign countries, to the returns already laid before Parliament?—I know of none but those already laid before Parliament. I did it at times when I have been preparing reports to lay before Parliament. I have extensive communication with different agricultural people, but those I have already communicated in my second report; those were not strictly official, but I was allowed to make use of my official situation to write to the inspectors of corn returns to give me their views of the state of the harvest, and private correspondence with intelligent gentlemen in different parts of the kingdom that I was acquainted with; but there is no accumulation of facts relating to the agriculture of the kingdom that I know of in the Board of Trade, except what have been printed.

5. Speaking generally, the result of your inquiries, whether official or private, has been already communicated to the public in publications already made by you?—Not the whole of them. I have occasionally made very voluminous private communications rather than public ones to the individual at the head of the Board of Trade, or the First Lord of the Treasury. I made a very large communication in the year 1828, when the Duke of Wellington was minister: he was very much alarmed respecting the harvest, and I was desired by the President of the Board of Trade to obtain for his Grace information throughout the kingdom and different parts of the Continent. That was in the nature of private communication; it was just after the first intelligence of the disastrous state of the harvest.

6. Did that inquiry lead you to the conclusion, that the deficiency of crop in that year arose from an unfavourable season, or that it arose from any more deeply-seated cause operating upon the supply of corn?—Wholly from an unfavourable season.

7. Have subsequent inquiries made by you led you to the conclusion, that the supply of corn of home growth is increasing or diminishing in quantity on the average of years?—I have no possible means of judging of that; it is impossible

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to say. The returns of quantities which have been made to my office have been increased; they were considerably increased in the year 1828, but that was owing to the Act of Parliament, which included the returns of Irish corn, under the denomination of British corn. The whole of the Irish corn was omitted before that in the averages; after that it increased the quantity returned on the average. I have prepared a statement of the quantity of corn returned by the different inspectors in each year, from 1822 to the present time.

[The Witness delivered in the same, which was read as follows:]

“ Total Number of Quarters of Wheat returned in the following Years :

	Quarters.		Quarters.
1822	2,191,807	1828	2,770,782
1823	2,194,886	1829	2,576,129
1824	2,253,765	1830	3,152,857
1825	2,033,100	1831	2,810,792
1826	1,888,894	1832	3,296,381
1827	2,074,716		

8. Then, in your judgment, that increase is more apparent than real, in consequence of the alteration of the law?—Yes; and I apprehend that the Irish corn increased it beyond its real amount, because I believe the Irish corn circulates more between middlemen than English corn does. The great proportion of English corn goes from the farmer to the miller, but the Irish corn is imported at Liverpool or Bristol, for instance, and very often sold in the market there to a man who sells the same again at 1 s. advance to Gloucester, or higher up the Severn; and therefore I apprehend that the effect of Irish corn is beyond what its quantity justifies.

9. In the multiplication of sales of the same batch, the increase will appear to be greater than is real, the return being taken through the average of the sales?—Yes; we all know that there is about from 400,000 to 500,000 quarters of wheat imported from Ireland, and the increased quantity returned to the inspectors is greater than that; and I can account for it only by supposing it changes hands more frequently than English corn does.

10. You say your inquiries in regard to the growth of corn have not been confined to this country, but have been extended to foreign countries?—Yes, very much so; all the foreign countries, except Russia.

11. Have your inquiries in respect of the growth of corn in foreign countries been recent?—I was on the continent last summer, not officially; of course feeling an interest in the subject, and being acquainted with most of the large cultivators, I visited them, and conversed with them on the subject.

12. Officially, have you visited foreign countries with reference to the growth in particular districts?—Yes.

13. Judging from your present inquiries and your recent visit, comparing the growth at antecedent periods in those districts from which the foreign supply is derived, with the more recent inquiries you have made as to the present growth, should you say that the growth of corn had increased?—The growth of corn has increased.

14. Of corn for export?—There is very little wheat grown, there is no large quantity of wheat grown anywhere eastward of the Rhine, and we have no corn any where westward of the Rhine, except occasionally the gradual increase of cultivation which the rapid increase of population must create, for there is no country where the population has increased so rapidly, has been principally restricted to the low kinds of bread corn of the country, which generally not being subject to the prices of a foreign market, are much more steady than the prices of wheat; wheat, for instance, will vary 150 per cent. in its value according to the English market, when rye will not vary in the same season 25 per cent.

15. Since the year 1828, has the growth of wheat eastward of the Rhine much increased?—I think not; I have not been on that part of the continent between 1827 and 1832, an interval of five years, but I see people from thence; I rather think the quantity of wheat has not much increased in that period.

16. The

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16. The quantity imported into this country has increased?—Yes; but for seven years before the year 1828 our harvests were so abundant, we had no occasion to import wheat from anywhere but from Ireland. From the year 1820 to 1828 no quantity of foreign wheat was imported, except some admitted, I believe, under a special Act of Parliament, amounting to 200,000 or 300,000 quarters, or perhaps more.

17. At what do you put the average consumption of wheat in the United Kingdom?—I calculated it five or six years ago at about 13,000,000 of quarters.

18. What was the quantity imported last year?—I believe near 2,000,000 of quarters last year; a large quantity of flour came from the United States the year before last, and a good deal of wheat from Canada; and Canada imported flour from the United States about equal to the wheat she sent here, as I see by comparing the Canada accounts, and the accounts published by Congress in America.

19. There have been in some cases exportations from this country to Ireland?—Yes, in most years we have exported to Ireland, and in one year more than we received from Ireland.

20. When was the account first taken of the quantities sold in the towns where the averages were made?—In the middle of the year 1821.

21. You state that the price of rye does not vary so much in the north of Europe, as compared with the rye of this country, as the wheat does; can you state how much it varies?—I cannot at this moment; I could by reference to the foreign price-currents.

22. Can you state its variance from the price in this country?—Not at this moment; sometimes it varies very much.

23. You say that very little wheat is grown in the north of Europe; is it grown by the farmers in those countries?—By the most speculative.

24. It is not the general custom of the country?—By no means largely.

25. If there was a more certain demand from this country, do you suppose there would be more corn grown?—If you speak of corn, in Germany they generally understand rye; I think it is possible that it might be increased somewhat, but the country is in such a distressed state, and the estates are mortgaged so deeply, and there is such a disinclination among the monied men to lend money to them, that I think they would not be able to increase it much.

26. There is a want of capital?—There is a want of capital to do that which is indispensable to good cultivation.

27. Do you see any difficulty in capital going from other countries to effect the object?—If the estates are mortgaged to their value, capitalists will not be willing to advance their money. I can illustrate this by the case of Denmark, where a few years ago I inquired very generally into the nature of the estates. I found that one man in the city of Hamburgh who has lately died, a Mr. Jenist, who had made an enormous fortune, who died worth more than a million and a half sterling, had mortgages on estates in Denmark to an enormous amount, some of which he was obliged to seize on and foreclose, because the estates were not worth the money that had been advanced upon them; and in every part of the continent, I was satisfied that the estates were mortgaged to a description of security they have there by various names; the best English name is a land-bank; it is constituted in such a way as to borrow money and to lend money. The proprietors of estates who wish to borrow money of the bank, have their estates surveyed by an official man, who gives in a valuation, and they then lend as much money as the value of half the estate; if it is in a very high state of cultivation, as much as six-tenths; this money is placed in the land-bank, that is a deposit for all the fortunes of widows and orphans, and trust-money is invested in the public securities in England. The land-bank charges a half per cent. more when they lend money than when they borrow it, and the facility of this kind of mortgage is great, so that almost all the estates are mortgaged to those land-banks; therefore nobody else would lend money upon them, especially as in many instances the value of the estates have declined since the surveys of them were made.

28. To what extent do those land-banks reach?—A good deal in Prussia, East Prussia; the largest of them is in Brandenburg; one in Holstein; but they are more or less all over the Continent; and during the war when persons who had made money and left widows and orphans, it became deposited in those banks.

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29. Supposing an inundation of capital into that country, and the farms were to be let on leases, do you see any difficulty in the way of increased supply?—There might be an increased supply if there was more capital.

30. Supposing an improved system of husbandry to be introduced, and an addition of capital, that might create a much greater supply?—Yes; only that as their population is increasing so much faster, it is probable their consumption would keep pace, as it does in every country, with the production.

31. Do you not think that if a regular demand were established with this description of land, if a better price than the present were paid for wheat, for instance, the system you have described would materially contribute to assist the power of production under such circumstances as those?—If the power of that system is already driven to its full extent, it can go no further, except that as the land may increase in value, they can borrow more money upon it; but capitalists are generally unwilling to lend on the speculation that the money so borrowed will be applied to the improvement of the soil.

32. Would not a better market for the productions of that land, meaning a market at a better price, enable more money to be borrowed, and improve the cultivation of the land?—Undoubtedly, after it was so improved, but not before.

33. A better market would tend to it?—No doubt it would.

34. Then the system of land-banks would greatly facilitate advances on land so circumstanced?—No doubt.

35. Is it not probable that those estates were mortgaged nearly up to their full value, when the price of wheat in Europe was higher than it is at present?—Certainly, and other productions also, wool particularly; some of them did produce a great quantity of wool, and sell it at enormous prices.

36. Have your inquiries, publicly or privately, enabled you to ascertain the comparative stock of grain in the hands of dealers in this country from year to year?—Yes; I have communicated up to the year 1827 in my last report, the information I had then collected; since that there has not been at the approach of the harvest any stock at all; and except at the last harvest, which was earlier than usual, not a month's consumption in general.

37. Do you conceive there is a much smaller stock generally in the hands of dealers of late years?—Most undoubtedly. In my second report there is my correspondence stated, not only with every part of Europe, but with Scotland and Ireland.

38. Do you conceive, taking the dealers, from the great dealers in sea-port towns to the small dealers in market towns, there is a lessening in the stocks such persons hold?—Certainly, of English wheat.

39. Could you state in what proportion to the time the stocks were considered high?—I did suppose at one time, when we had a harvest in 1816 which was so very deficient, we had then six months' consumption in the country; I do not think there has been a month's consumption in the country at the time of the harvest since 1829.

40. These questions relate to stocks in the hands of dealers; have you inquired as to the comparative stocks remaining in the hands of the farmers themselves?—Yes, they have diminished, I think, to a very great degree.

41. You have been practically acquainted with agriculture?—I have.

42. Have you of recent years?—No, not within the last 10 years.

43. To what cause do you ascribe the decreased stock on hand generally of corn in this country?—There are a variety of causes: in the first place, the middlemen lost much by speculation in corn, and they have not so large capital; and the same is the case with many of the foreigners.

44. Their capital is greatly reduced?—There then is another cause, which may be attributed to the existing law; I think in some respects that law is favourable, but in other respects it has produced an inconvenience to the agriculturists, as the speculators and middlemen will not speculate now in English corn; whatever money they have for speculation they will apply it to foreign corn; the speculation, as everybody knows, is the great corrector of the inequality of prices. It is the speculator who, when the article is abundant, steps into the market, prevents it falling too low, and retains it for the benefit of the public till it again rises; but the speculator naturally looks to his profit; the probability of profit on foreign wheat is so much

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much greater than on English wheat, that whatever capital is employed in speculation is employed in that way. If a man buys English wheat at any price, and it rises 1 s., he gets 1 s. profit; if it rises 2 s. he gets 2 s. profit, and no more; but if he buys foreign wheat, he not only gets 1 s. or 2 s. profit, but he gets twice that perhaps in the diminution of the duty; so that the temptation to speculate in foreign wheat draws to it all the spare capital in the hands of the speculator.

45. That floating capital heretofore employed in the corn trade in speculations in home-grown corn is now diverted from that speculation, and applied to speculations in foreign corn?—Yes, the capital employed has been very much diminished, as I have reason to believe.

46. The capital employed in holding corn against a deficient harvest has been very much diminished?—Yes.

47. Should you say that the capital for holding foreign corn is diminished?—That I cannot say; the whole capital employed is diminished, and the greater part of that diminished capital is employed in foreign corn.

48. How does that operate on the English grower, in your opinion?—I think it does not operate favourably, though it is counteracted by other circumstances.

49. The question refers to the diversion of capital from the home to the foreign trade?—It operates injuriously on the British agriculturists, no doubt.

50. Should you not say that the tendency to speculate in foreign corn has been augmented to a considerable degree by the depreciation of the price abroad, arising from the exclusion of the foreign market at times from our markets?—Yes; the fact is, that all foreign markets, as far as regards wheat, are regulated by the English market.

51. You say that in 1816, preceding the bad harvest of that year, you think there were six months' consumption in store, and recently not more than one month; supposing the harvest of 1816 was to come over again, from whence do you contemplate the supply?—It could not be supplied from all the world. My opinion is, that if we were to diminish the growth of English wheat by one-tenth part of that now produced, we should not be in a safe state in case of a deficient harvest, for all the world could not make up the deficiency. We are now about four weeks in the year deficient in our growth on the average; last year the harvest was one month earlier than the year previous, so that we were enabled to get to the end of the year. The harvest of 1832 ought to supply 13 months, and I dare say it will do so; but if we have a deficient harvest, and the next harvest gives us but 11 months' supply, and owing to bad weather it be deficient one-tenth more, there would then be such a deficiency as all the world could not easily supply at any price, for wheat is not the food of man in any other country to the same extent as in England. In France even, where wheat is much more used than in the north and east of Europe, Chaptal states that there are only about 17,000,000 of quarters a year grown, of which near 3,000,000 are wanted for seed, and that for a population of 30,000,000 persons, whilst we require nearly as much for half that number of persons.

52. Do you bear in mind how much the harvest of 1816 was deficient?—I believe very nearly three months' consumption, perhaps four months; the harvest of 1828 was deficient, in my judgment, rather more than six weeks' consumption.

53. You have stated, that on the average there is a deficiency of four weeks; at what should you estimate that?—At about 1,000,000.

54. How long do you think we have been deficient to that amount?—We have been deficient, taking the good and bad years together, from the year 1814 to the present time, in which period we have had very abundant harvests and very deficient ones.

55. Since the new corn law came into operation, what has been the average importation?—The new corn law came into operation at a very peculiar season, in 1828, immediately after which we had a very deficient harvest, upon which it commenced its operation.

56. What has been the average importation of wheat since the year 1828?—I think somewhere about 1,000,000 and a half.

57. That is somewhat more than a twelfth?—Yes; but for six years before that we had had abundant harvests.

58. Do you remember that the importation in 1828 was not nearly so large as that in 1829, 1830 and 1831?—Yes, because the deficiency was not universally known early in other countries; for instance, it could not be known in Russia time enough to send us any till 1829, and there was a great deal imported from countries

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tries from which we never received any before ; from Spain, for instance, there was 300,000 quarters imported.

59. The Committee are to understand your opinion to be, that prior to the harvest of 1816, there was grain in the hands of the dealers and farmers, about five or six times more than is now held by those descriptions of persons prior to any harvest in this country?—It was. I believe it was owing in that particular year to the three preceding harvests having been most abundant.

60. What should you have thought was the general average consumption in the hands of dealers and farmers before previous harvests?—I do not know that I can give any particular idea of that; I did not look much at the subject till the year 1811 or 1812.

61. Would your impression be that it was within a month's consumption?—No, never; never reduced so low as a month's consumption at any period, in my opinion.

62. Your general view is, that the stock is reduced in the hands of dealers and farmers generally, as compared with what it formerly was?—Yes, and among the millers also.

63. Will you state what you think to be the cause of that reduction in the hands of dealers and millers?—A great loss of capital mainly.

64. Can you form any opinion of what was the cause of the reduced stock in the hands of the farmers?—I suppose in some measure the reduction of capital; they have been paying a great deal of rent out of their capital.

65. You were understood to compare the consumption of 1816 only with 1832; you do not think that the average in general is only one month in hand?—That happened in particular years; I believe it was the same in 1831 and in 1830. In 1829 there might be rather more.

66. You have stated that there was something counterbalancing as regards the farmers in the effect of the present state of the law; will you have the goodness to state what that is?—The balance, I should say, is the greater equability of prices produced since the year 1828.

67. Suppose we had an equal deficiency to that in the year 1816, do you not conceive we should have a great import from America, of flour particularly, which would make up for the deficiency?—No, certainly not. I have lately looked at the account of Congress: the whole export of America, including 1832, scarcely exceeds 1,000,000 barrels on the average; 1,000,000 barrels is equal to 500,000 quarters of wheat, or nearly so; of that there is a demand for the West Indies constantly at least for one-half, and they can there make a better market, because they can make three trips to Cuba while they can make but one to England. But America has considerable power, because four-fifths of its population are employed in agriculture; and if the English markets were at all times open, and the price very high, or rather, if you could make corn as fixed in its price as cloth or iron, you might certainly obtain from the United States a large quantity of flour; but the Americans, knowing the uncertainty of seasons in this country, will not change their course of cultivation on the speculation of what may happen next year in a country so distant as England. Last year the Americans sent 1,800,000 barrels to Europe, some to England, some to France.

68. You stated that four-fifths of the American population are employed in agriculture; can you state what proportion of the population of Great Britain are employed in agriculture?—It appears from the population returns one-third, and in France two-thirds.

69. Has that proportion of one-third comparison to the whole population increased or decreased since 1811?—They have both increased; but the class that are neither agricultural nor manufacturing have increased rather faster.

[The following Statement was delivered in and read:]

COMPARATIVE STATEMENT of the Number and Occupation of Families in England (exclusive of Wales), in the Years 1811, 1821 and 1831, according to the Population Returns; also the Proportions expressed in centesimal parts.

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At the end of May in each Year.	TOTAL FAMILIES.	Employed in Agriculture.	Employed in Trade, Manufactures, &c.	ALL OTHER FAMILIES.
1811 - -	2,012,391	697,353	923,588	391,450
1821 - -	2,346,717	773,732	1,118,295	454,690
1831 - -	2,744,695	760,550	1,181,401	802,744
The above proportions expressed in centesimal parts.				
1811 - -	100	34.7	45.9	19.4
1821 - -	100	33	47.6	19.4
1831 - -	100	27.7	43	29.3

Supposing the proportions in Wales and Scotland to be the same in 1831 as in 1811 and 1821, the above agricultural proportion in 1831 for Great Britain will remain unaltered; but the proportion of trade, manufacture and handicraft will be reduced about one per cent.

Note.—The result of this statement appeared so extraordinary and unexpected, that its component parts have been carefully examined, but uniformly throughout the counties (agricultural and manufacturing) the same kind of result appears.

70. You are understood to have stated that there is a greater equability of price under the present law than you conceive there would be if that law was removed? —No; I only say there has been a greater equability since the existence of the present law than ever was known for 20 years preceding; I have taken three years together. In the first of the three years, I think the variation between the lowest and the highest prices was 119 per cent.; in the second, 112 per cent.; in the third 85 per cent.; in the next, I think about 76 per cent.; the next, 44½; then came the year of the alteration of the law, when it was about 44 per cent.; the last three years, exclusive of 1832, it has been about 38 per cent.; all those fluctuations have varied regularly, descending from 119 per cent. to 38 per cent.: in the year 1832 they were less still, being only 23¾ per cent., as will be seen by the account here delivered.

AN ACCOUNT showing the Highest and Lowest Prices of Wheat, in each of the last Twenty Years, and the rate of Fluctuation, taken in periods of Three Years.

DATE.	Highest Prices.	DATE.	Lowest Prices.	Fluctuations per cent. in the Three Years.
	s. d.		s. d.	
1813 { 26 March -	120 8	26 June - -	114 7	From 54/8 to 120/8, being at the rate of 119 per cent.
1813 { 26 June -	114 7	11 December -	72 4	
1814 { 29 January -	77 7	14 May - -	67 8	
1814 { 3 Sept. -	78 8	31 December -	65 8	
1815 { 22 April -	70 4	4 February -	56 11	From 53/1 to 112/3, being at the rate of 111 per cent.
1815 { 5 August -	69 6	30 December -	54 8	
1816 { 25 May -	80 5	27 January -	53 1	
1816 { 14 Dec. -	103 11	6 July - -	75 2	
1817 { 21 June -	112 3	1 March - -	97 6	From 46/2 to 78/11, being at the rate of 85 per cent.
1817 { 28 June -	112 7	27 September -	74 -	
1818 { 25 April -	91 3	13 June - -	82 4	
1818 { 25 July -	86 7	26 December -	78 7	
1819 { 20 February	78 11	12 June - -	68 6	
1819 { 7 August -	76 2	25 December -	64 2	
1820 { 7 May -	71 2	8 January - -	63 -	
1820 { 5 August -	73 9	23 December -	53 11	
1821 { 10 March -	54 11	19 May - -	51 5	
1821 { 29 Sept. -	70 7	29 December -	46 2	

(continued)

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DATE.	Highest Prices.	DATE.	Lowest Prices.	Fluctuations per cent. in the Three Years.
	s. d.		s. d.	
1822 { 26 January	50 7	22 June -	42 5	From 38/1 to 67/7, being at the rate of 76 per cent.
1822 { 20 July -	43 8	26 October -	38 1	
1823 { 14 June -	62 5	4 January -	39 11	
1823 { 28 June -	60 2	4 October -	46 4	
1824 { 14 February	67 7	3 January -	55 2	From 49/2 to 69/8, being at the rate of 44 1/2 per cent.
1824 { 11 Dec. -	67 4	18 September -	53 11	
1825 { 21 May -	69 8	1 January -	63 6	
1825 { 2 July -	68 9	31 December -	61 5	
1826 { 28 January	61 4	18 March -	54 11	From 49/8 to 76/7, being at the rate of 57 per cent.
1826 { 5 August -	57 7	21 October -	54 3	
1827 { 22 June -	59 10	26 January -	53 -	
1827 { 6 July -	60 9	28 December -	49 2	
1828 { 2 May -	56 2	18 January -	49 8	From 55/4 to 75/11, being at the rate of 38 per cent.
1828 { 14 Nov. -	76 7	18 July -	55 6	
N. B. This being the year of transition from the old to the new system, is on that account kept distinct.				
1829 { 2 January	(a) 75 11	13 March -	66 2	Being at the rate of 23 1/2 per cent.
1829 { 4 Sept. -	68 3	30 October -	(b) 55 4	
1830 { 25 June -	67 5	1 January -	55 5	
1830 { 30 July -	(c) 74 11	17 September -	60 2	
1831 { 18 February	(d) 75 1	27 May -	65 5	
1831 { 1 July -	66 7	21 October -	59 2	
1832, 24 July -	63 7	19 October -	51 3	

(a) This high price was but for one week.

(b) This low price was only for that one week.

(c) This price continued during two weeks.

(d) This was only the price of one week.

71. Admitting that the fluctuation has not been so great in the latter as in the former periods, do you conceive that is solely attributable to the state of the law?—

I am not sure two things happening together are not necessarily cause and effect.

72. Is it not the case that the seasons since 1828 have been all deficient, and pretty nearly equally so?—No, the year 1828 was certainly deficient; the year 1829 was deficient about its average; the year 1830 about the same; the year 1831 the same; 1832 would have been deficient, but that the harvest happened one month earlier than usual.

73. You are aware that just previous to the harvest of 1831 there was a very large admission of foreign corn into the market?—Yes.

74. Supposing the harvest of 1830, instead of being deficient, had been an abundant harvest, would not a large admission of foreign corn into the market just before, have interfered with the character of steadiness you have given to the latter period, in a degree which would have been important?—Yes, I think it would to a great degree.

75. What, in your opinion, would be the effect of a fixed duty on wheat?—That would depend on circumstances that no man could foresee: it would depend, first, on the rate of the duty; secondly, on what the price might rise to before that duty could be entirely taken off; you could not impose a rate of duty which might be at all times collected; it is impossible it should be fixed; no government in the world would either be so bold or so cruel as to do it.

76. Have you ever made a calculation how much the deficiency of supply enters into the price?—No.

77. Supposing a deficiency of one-tenth?—If there is a deficiency of one-tenth, that will affect it one-tenth; that is, if the consumption be at 100 and the supply 90, and that should produce an advance of 10 per cent., we know that if the supply were diminished to 80, the consumption still continuing at 100, the advance would be much more than the double of 10 per cent., and be nearer 50 per cent.

78. You mean to say that the increase of price is not at all measured in the same ratio?—No.

79. Did you ever happen to read any communications made by Professor Ewing.

Ewing at Cambridge?—I have seen the paper, but have not looked particularly into it. *William Jacob, Esq.*

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80. He goes to show that the increase of price is much greater than would appear to result from the deficiency of supplies; is that your opinion?—Yes; the equability of price since the establishment of the present law has been such as to be uninterrupted, except by the vicissitudes of the seasons; and the operation of the law produces the opening of ports sometimes at a high and sometimes at a low duty.

81. You state that there had been no importation of foreign corn from 1820 to 1828?—Very small.

82. Was there the same deficiency in the produce of the harvest during those years?—No; our harvests were good during those years, except that there was a large stock left in the year 1819; the ports were opened under a different system from that at present, and a very large importation came in the year 1819, when we did not want it. The surplus of that year continued to have an effect on the market down to the year 1828, or nearly so; there was a very large importation just on the turn of one penny in the price. Few of the harvests after 1819 were remarkably good.

83. What was the state of the continental market in corn, at the latter end of the year 1832?—Whilst we had abundance and at moderate prices in England, in most parts of the continent their prices were considerably advanced, much higher in some places than others; I do not refer here to the sea-ports, but the interior of France and Germany, in which the inhabitants depended for a supply upon their own vicinity: thus, for instance, in many parts of France, in August 1832, the price of wheat was about 85 s. the English quarter, and here 70 s.; I refer not to the sea-coast of France, but in the interior. A scene of distress was exhibited in some parts, of which we have no instance in this country; and very much the same was exhibited in Germany, through the whole country, when I was abroad last year. In August last I was in Switzerland; oats were selling in Berne for 80 per cent. higher than they were of the same quality in London; and throughout the whole of the south of France oats were higher than they were here, and rye was also higher; the fact is, the hope of high prices in England had attracted the corn of all Europe here, as they will do in times of scarcity, and they had not enough for their own consumption; and just before harvest they were in a most distressing state for bread-corn.

84. Was there no deficiency of harvest in those countries?—They were pretty much the same as in this country.

85. Was the deficiency of rye owing to the importation into this country?—We import a very little rye; there is a little consumption in the north-east of Yorkshire and in North Wales; but the rise on rye on the continent must have arisen from deficiency in some parts which could not be supplied from others near them.

86. The great increase in the price of rye in those countries, could hardly be attributable to the importation into this country?—No; but wheat was dearer in proportion than rye; I suppose it to arise from the great increase of population.

87. Do you not attribute the great increase in the other grains to the same cause?—No; it was, I conceive, because they sent some of it away also.

88. You stated that the proportion of the British population consuming wheat, is infinitely larger than in other countries; have you been able to form an opinion what proportion of the whole population of Great Britain consume wheat, and what proportion of the whole population of France consume wheat?—I have before stated, on the authority of Chaptal, that in France not much more wheat is grown than in England, though the inhabitants are more than double. Even of late, in bad years, less wheat has been imported into France than into England, but rather more American flour. I presume that the great population of the country consume wheat now, except in the north, where they eat oats; there is very little barley bread eaten now in this country, which there used to be in my youth. I have travelled in every direction, and never saw a loaf of wheaten bread to the eastward of the Rhine in any part of northern Germany, Poland, or Denmark: I have seen a roll about the size of my fist brought to a dinner-table where there were Englishmen or other foreigners.

89. You have no knowledge of the power of Russia in affording a supply?—No. I think we are not in a situation to legislate upon that subject, without knowing more than we do at present. I published a pamphlet on the trade of Odessa and the Black Sea, but my information is very imperfect.

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90. You are aware of the prevalent idea, that a great supply might be obtained from Russia?—I know there is such an idea, but I have reason to believe it is a mistaken one.

91. Have the goodness to state your reasons?—It is an idea which has gained strength from a peculiar circumstance: all those anxious for a free trade in corn represent that the quantity we should get from thence would be enormous, and we should never feel a deficiency; and all those who are diametrically opposed to them agree in the same fact, and think it would overwhelm us with such an immense quantity of corn, that our own farmers would be ruined.

92. They agree in their conclusion on a fact which neither of them know?—Yes.

93. Have you paid attention to the comparative cost of growing a bushel of wheat in this country and in Germany?—Yes.

94. Supposing the produce upon the acre to be about 12 bushels or 16 bushels, or 20 or 24, can you state what you conceive to be the cost of growing a bushel on each description of land?—I can state in human and animal labour what it would be; it would be less here than there; but money is not worth so much there as it is here.

95. Can you make a comparison on land bearing 12 bushels an acre, and on land bearing 16 or 20 bushels the acre?—No.

96. Can you state how much land there is in this country bearing only 12 bushels the acre?—I should think very little. In the United States of America, 12 bushels is a great crop in Virginia, but not in all parts; in some few parts they get 40 bushels, but in Canada they reckon 20 bushels a good crop.

97. What is considered a good crop in France?—I should think about 16 or 18 bushels. I have seldom seen what an English farmer would call a good crop, and the land generally is very full.

98. What do you estimate the average produce of England and Wales?—About 21 bushels.

99. Have you reason to suppose that has been diminished?—No, I think not.

100. Have you paid any attention to the quality of wheat within the last few years?—Yes.

101. Do you think that the quality is worse than it was?—It ranges from 42 pounds to 62; I cannot tell exactly.

Mr. Adam Murray, called in; and Examined.

Mr. Adam Murray.

102. YOU are a Land Agent and Surveyor, are you not?—I am.

103. How long have you been so employed?—About 25 years.

104. Are you a native of Scotland?—I am a native of East Lothian.

105. Conversant with agriculture from your youth?—Yes, and land surveying.

106. Were you yourself ever a practical farmer?—Yes, I have been a practical farmer in Scotland, and have been a practical farmer in several counties in England and in Wales.

107. Will you mention the counties?—In East Mid Lothian I was a practical farmer for 12 years.

108. What were those years?—From the year 1791 to the year 1803.

109. Where did you occupy land next?—In Hampshire.

110. How long?—About six or seven years.

111. Where next?—I occupied land in Glamorganshire, at a place called Boverton, for about six or seven years; then I occupied land under Lord Lisburn, in Cardiganshire, but merely to set an example, being promised his agency on condition of holding a farm to improve the estate.

112. While you were in Hampshire and Glamorganshire, were the farms you occupied working farms on your own capital?—No, that at Boverton was worked on the proprietor's capital, but the one in Hampshire and in Cardiganshire was on my own capital.

113. Having this practical experience, you then became a land agent and surveyor in London?—Yes.

114. You have been frequently employed by the Department of Woods and Forests, have you not?—Yes, and by many noblemen and gentlemen throughout the kingdom.

115. How many years have you been employed by the Department of Woods and Forests in surveying the Crown lands?—I think these 12 or 14 years.

116. You

116. You are not strictly a servant of the Crown?—No, I am only employed occasionally. I was employed in the Sherwood Forest enclosure by Mr. Huskisson, and I have been employed by Mr. Arbuthnot, and most of the Commissioners. Mr. Adam Murray.
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117. Have you during those 14 years visited the same estates from time to time?—There are certain estates that I visit twice every year, but only one that was formerly Crown property.

118. When did you commence visiting those estates periodically?—Some of them 20 years ago.

119. Mention some of the estates you visited 20 years ago.—Several large estates in South Wales, Essex, Kent, Devonshire, Somersetshire, and in many other counties in England. I receive rents for noblemen and gentlemen in Norfolk, Bedfordshire, Staffordshire, Middlesex, Glamorganshire, Carmarthenshire and Gloucestershire.

120. How many years have you visited those estates?—Some for a greater and some for a shorter period; on an average from 10 to 20 years.

121. Any properties belonging to the Crown?—I am not a receiver for the Crown; it is only in valuations, enclosures, and selling estates, that I am employed by the Crown.

122. Are there any properties belonging to the Crown which you have valued some years ago, and have recently revisited and revalued?—No, the only estate that belonged to the Crown that I visit periodically is a part of the High Meadow Estate in Dean Forest, that I sold nine or ten years ago for the Crown.

123. When did you first become acquainted with that property?—I think the year 1824.

124. You know that up to the present period?—Yes.

125. Looking back to the year you first became acquainted with the estates in South Wales, which you have known for 20 years, comparing the cultivation of these estates when you first became acquainted with them, and with the tillage and culture of them now, should you say that the cultivation had improved or gone back?—The cultivation has not improved.

126. Is the gross produce raised upon those estates in South Wales less than it used to be, or more?—The gross produce has very much diminished, and the tenants are very much reduced in their circumstances, since the time I first became acquainted with them.

127. That was the year 1813?—Yes.

128. Are you able to give an opinion of the quantum of diminution of the produce now, as compared with that when you first knew it?—I think it is fully one-third less, but this last year being very favourable, the produce is not less, but the reduction in price is very great. The way in which things are selling in that part of the country is very low indeed; they are selling oats that will weigh 38 lbs. a bushel, at 1 s. 6 d.; they are selling barley that will weigh 53 lbs. to 57 lbs. a bushel, for 2 s. 6 d.; and wheat that will weigh 61 lbs., at 5 s. to 6 s. per bushel, and hay delivered at 40 s. to 45 s. per ton. I saw that myself last week in Neath market, which runs from 5 s. to 6 s. per bushel.

129. The question pointed rather to the quantity raised?—The quantity is less a great deal, for the land is in a worse state of cultivation in every part of the country to which I travel, especially the cold clay lands.

130. You were understood to say that you think the gross produce of this estate is diminished considerably in point of quantity?—Yes.

131. What is the immediate cause, in your opinion, of that diminution of the quantity raised on these estates, as you have watched the progress of diminution?—That the tenants have not the same ability to cultivate as they had before; they were possessed of better means; they are obliged to cross crops, and to use every means to get money to pay up their rents, rates and taxes.

132. They scourge their land more than they used?—Yes; I have the greatest difficulty to get them to keep their covenants now.

133. Are there many of the old tenants left or their descendants?—Many of the old tenants and their descendants are still there; the people in Wales live long, and there are fewer of the life leases dropt than might be expected; many of the tenants are very poor.

134. You know the characters of those men?—Yes; they are industrious, but not skilled in agriculture.

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135. Has this taken place from improvidence on their parts, or from extravagant habits?—No, I do not think it has.

136. Judging from their general character, you do not think the fault is with them?—No, I think the fault is with the times; tenants to make up rent scourge the land.

137. Was not there a dispute about that property, and may not that have had some effect on the encouragement given to tenants?—There was a dispute about the life leases on an estate in South Wales, but afterwards the leases were confirmed; and during the time they lasted, no improvement was made by the tenants nor since.

138. Do you not think it is possible that in consequence of that litigation continuing for several years, the land has not been kept up as it would have been if it had been in the hands of the proprietor?—I do not know of much difference; I think that it was pretty much the same as in other estates adjoining.

139. You stated that, in your opinion, the declining circumstances of those tenants did not arise from any improvidence or misconduct on their parts; to what causes do you attribute the gradual decline of their means of cultivating the land?—In some instances it might be from improvidence, but generally from the low price of produce.

140. Has the price of labour fallen in proportion?—No, not in that part of the country, for there are many iron and copper works, collieries and manufactories in that neighbourhood, and a great number of people employed, and that keeps up the rate of wages. The rate of wages is equal to 1 s. 6 d., 1 s. 8 d., 1 s. 10 d. and 2 s. per day for good men.

141. You have stated as one of the reasons for the decrease of the produce the scourging of the land by tenants, from their declining capital; do they use the same labour on the land?—No, not half the labour they used to do.

142. Is that very perceptible?—Yes.

143. It is not weeded as it used to be?—No, I am always wrangling with them about it; they say they should be glad to employ more men, but that they have not the means of paying them.

144. Are you to be understood to say that a great deal of this land is sublet to other parties?—Yes, a great many of the original tenants on life leases sublet it; some keep it in their own occupation.

145. Is it sublet two or three deep?—I dare say some of it is.

146. Do not you find those farms that are sublet are generally worse cultivated than those in the hands of the original lessee?—No, I do not think that there is much difference in that respect.

147. When were the leases granted?—The leases were granted at various times, by the former proprietor taking fines. They used to take seven years' purchase on the reserved rent for the renewal of one life, and 14 years' purchase for three lives.

148. Are you conversant with any other estates in Wales?—Yes, there are a great many estates in South Wales I have surveyed; indeed, almost all the principal ones.

149. When were those iron works set up which take up the labour?—They have been there for many years. There are three very large copper works, and there is now an iron work upon this estate, but it is in the vicinity of the mineral basin, where all the extensive iron works in South Wales are.

150. The estate you have been speaking of was under lease, and there were in some cases sublettings?—Yes; but several of those leases have expired, and there have been new lettings, and there have been considerable reductions made in the new lettings; but still, with all the reductions, they get into arrears. I do not know what to do with them. I cannot get other persons more competent to take them; the only thing that the agent can do is to distrain, and sell them up, and then he gets the farm upon his hands.

151. What is the nature of the land?—The soil varies, but is in general a light friable soil, on rock.

152. What is the size of the farms?—Some of them 500 acres, some 50, and some of them 100 and 200 acres, and some less than 50 acres.

153. Do they do best upon the large or the small farms?—I think they do best upon the large farms.

154. Is there a considerable waste of the large farms?—There is a great deal of mountain land in South Wales.

155. What is the smallest farm you have?—I suppose 30 to 35 acres.

156. Are

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156. Are they English acres?—Yes.
157. Do they sow turnips and barley?—They sow barley; but only a small quantity of turnips are cultivated, and few follow any regular rotation.
158. Their skill is not less than it was 20 years ago?—No; if they had the same means. When first I took a farm in South Wales, to improve, they had no fresh mutton or beef in Cardiganshire during the winter and spring, till I showed them how to raise green crops. I followed the four-course system upon that estate; I dressed very high; I brought ground bones from Liverpool to manure; I have grown from 20 to 30 tons of Swedish turnips per acre; I have grown 64 Winchester bushels of wheat an acre, in consequence of the high dressing. I used to get about 6,000 loads of sea-weed, and mix that up with horse and cow-dung; a basket would have held all the conch that could be found upon that farm, I kept the land so clean. I generally employed from 16 to 20 women every day for farm work.
159. A farm of what size?—Three hundred and sixty acres.
160. The bone-dust came into use in the year 1823, did it not?—I began to use bone-dust in the year 1815; I have known it used by a Mr. Skeriff in East Lothian in the year 1797 “for growing turnips.”
161. As much as you did afterwards?—I used it as long as I continued there; but it did not pay for the expense of labour; after the low prices of produce commenced I gave it over.
162. What is the reason that a farmer does not go from another part of the kingdom and settle himself there, if the Welsh are bad farmers?—I never saw an Englishman that ever came to Wales that did any good; they are generally broken down in England before they go to Wales. Then they have not capital, and the Welsh people take advantage of them, and they do not thrive there.
163. Is not there a great prejudice against any foreigners who come to teach them farming?—There is great antipathy against any Saxons or Sassenachs.
164. Have you ever known that they would almost refuse to deal with a foreigner at market?—I do not know that; if they can get a bargain from him they will deal with him.
165. In your opinion, does the use of artificial manure under any circumstances pay at present prices?—No, I do not think it does, at present prices.
166. In your judgment, the cases must be very peculiar in which the use of any artificial manure will remunerate the person using it?—Yes; the convincing proof of what I experienced of that is, that no farm in the kingdom was higher cultivated than this farm I had in Cardiganshire. I raised great crops. If the prices had continued, I should have made a great deal of money; but the decrease in the price of produce was so much against me in 1822, that I sold wheat that weighed 65 lbs. the Winchester bushel, at Liverpool at 4 s. 3 d., and I sold the same wheat at Aberystwith by retail at 3 s. 9 d.; it was impossible that could pay: at 7 s. 6 d. and 8 s., I should have been handsomely remunerated from the immense crops I raised, but on account of the low price I was disappointed; I gave it over in 1822; I relinquished all farming together that year, finding it did not pay me.
167. What is the condition of the farmer in South Wales now, as compared with 1822, when you ceased farming; is it better or worse?—It is worse, although the year 1822 was a worse year than the present as to prices; but the farmers are in a worse condition than they were in 1822, for they have had so many bad years running when the prices have been so low.
168. Is the land in worse condition?—Yes, I think the land throughout the kingdom is going back in cultivation. I think that the farmers on all the cold clay lands have been paying their rents for these several years more from hard cropping and capital. I think the only case where they have been doing any good is on good turnip soils.
169. Why do you think they find that answers best; as being connected with winter food?—Yes.
170. Do you think that the production of corn has been found not so profitable of late as that which is connected with the supply of meat?—There is a double chance on good turnip land to clay soils, the raising of corn and feeding stock with green crops. There has been an extension of the quantity of corn, and more particularly in Ireland than anywhere else, and this is the consequence, people have been running on corn in Ireland, and that is the reason of such immense quantities of import from Ireland, and stock is rising in consequence. I bought some Kerry heifers at 30 s. 6 d. two years ago, and I have a letter telling me to-day I cannot buy any under 3 l. 5 s. a head.

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171. To return to the South Wales estates: you have expressed an opinion, that the condition of the land is not so fertile as it was, and that the condition of the farmers is worse than it was in 1822 when you ceased farming; what is your opinion of the condition of the agricultural labourers as compared with what it was when you knew the estates 20 years ago; what are now their wages?—Their wages are rather less than they were, but not a great deal.

172. What are the relative prices of the articles of the first necessity which they purchase? Are you aware what the labourers paid 20 years ago for a quartern loaf?—I cannot remember without referring to memorandum books.

173. Are you sufficiently aware of the prices of boots and shoes and cloth, such as were used by agricultural labourers in South Wales?—Yes; the shoes are at less price, the cloth is at a less price, there has been such a great fall in the price of wool. Twenty years ago, Glamorganshire wool would sell at 2 s. 4 d. a pound; for the last five or six years it has not been above 9 d. or 10 d. per pound.

174. What is the price of hats and clothing generally now as compared with former times?—I think there has been a much less price had for those articles than during the war; the shoes they generally buy at about 8 s. and 9 s. to 9 s. 6 d. a pair, and great numbers not so much, for they wear wooden clogs and wooden soles.

175. What do the agricultural labourers in South Wales generally live on?—They take leek broth, and some drink tea, with bread and butter, to breakfast; cheese and bread, pork and potatoes, or cabbage, herrings and potatoes, to dinner; potatoes and milk, or cheese and bread, with milk or ale, to supper.

176. What is the price of pork now compared with what it was 20 years ago?—I cannot recollect the price 20 years ago, but it is from 3 d. to 4 d. per pound now. I suppose it was 10 d. or 1 s. 20 years ago.

177. Generally speaking, viewing the price of their clothing and of their food, and comparing that with their wages, do you think that the condition of the agricultural labourers in that district is better or worse than it was 20 years ago?—I think it is much better than it was 20 years ago, to those who are in constant employment and are provident.

178. Is it better than it was 10 years ago?—Yes, I think it is.

179. Has it not been progressively getting better?—No, I do not think it is progressively getting better; there are not so many labourers employed; it is only good workmen that are employed now.

180. Are there many out of employ in South Wales?—Yes, a considerable number of indifferent labourers; a great many Irish labourers who were employed at the iron works, are dismissed, now owing to the want of demand and low price of iron.

181. More than when you first knew the estates?—Yes.

182. Have the poor-rates increased?—Yes, very considerably about Swansea and Neath.

183. In what proportion upon the estate to which you have referred?—Fully one quarter of increase, and in many parishes much more.

184. As compared with what period?—As compared with two or three years ago; the rates were not so high two years ago as they are now.

185. Are there more persons out of employment now than there were two or three years ago?—Yes, I think there is; it is very difficult to get employ now, especially for indifferent labourers.

186. Are there any manufactures on that estate?—Yes, considerable iron works, tin works, chemical works for making dye for Manchester, and copper works; there are three very extensive copper works; it is a manufacturing and mining country; people are not so apt to be out of employment as in other parts of the country.

187. How do you account for the fact you have mentioned, that wages have not materially fallen, if there is great competition for labour, and many persons are out of employment?—It is only the best workmen that get employment; farmers will not employ idle, lazy and bad labourers at any price, and these fellows come upon the parishes for relief, owing to their not being able to get work.

188. What is the system of relief of the poor in that parish in which this estate is; are there roundsmen?—No.

189. Is there any labour rate?—No; they call a vestry, that is attended by all the tenants and occupiers of wharfs and collieries, and all those different manufactures, and they see what is requisite for the people that have settlements on the parish,

parish, and make a rate accordingly, and the overseer employs as many as he can on the parish roads. Mr. Adam Murray.

190. Is the Select Vestry Act in operation there?—In some parishes, I suppose it is. 11 May 1833.

191. If there be a vestry that distributes the relief, how is it they will give a person relief who will not take less than 1 s. 10 d. a day?—I believe there are a good many things done that ought not to be done; but I know that relief is given in many parishes where upon due investigation it ought not to be given, and those lazy, idle labourers that cannot get employment, the parish must either find them something to do, or give them relief. The truck system is carried on to a great extent among the iron masters and manufacturers in South Wales; even doctors, barbers, tailors and shoemakers are introduced on the truck system.

192. Does the allowance system exist?—I believe so.

193. Where labourers have regular employment, if they happen to have a larger number of children than the average number, do they come to the overseers to have their income made up?—They have a certain allowance made them.

194. Suppose a man, according to his daily labour, fancies he cannot earn enough to maintain himself and his family, does he go to the overseer for a part of his maintenance?—I think he does.

195. Are the circumstances of these South Wales estates very peculiar, or is the statement you have made generally applicable to other estates under your management; first of all with regard to the decrease of produce?—The other estates I have the management of are all in similar circumstances; they are all suffering under the reduction of prices, and very few improvements.

196. The produce decreases?—Yes.

197. When did the men first begin to wear wooden shoes?—I do not know exactly, but very many years ago.

198. Did they wear them from preference?—No, from cheapness.

199. Have they not always worn them in Wales?—In some parts, more especially in Cardiganshire and North Wales.

200. Has the practice grown up lately that the wooden clogs are more prevalent than formerly?—No, I do not think they are so prevalent as formerly, especially in South Wales.

201. The labourer who gets constant employ is better off than in former times?—Yes.

202. Yet there is a greater amount of poor-rates collected?—Yes.

203. The farmers do not employ so many labourers on that land as they did?—No, they cannot afford it; that is the reason.

204. If they could employ them the poor-rates would be less?—Yes.

205. Do you conceive the labourers on those estates altogether better off than they were?—The labourers who get employment are better off, but not the others.

206. How long is it since the new system of labour has been introduced of the farmers not taking servants into their houses?—In Wales it is not as it is in England; where a man has a considerable family, the whole family work, therefore they do not want so many servants as they do in England; they all live together in the same house.

207. Is the system generally that of daily labour?—The principal farmers have yearly servants.

208. Can you state the daily wages of a foreman, a waggoner, and a ploughman, between the year 1813 and the present time?—I cannot exactly say.

209. Supposing a foreman's wages in 1813 were 30 l. a year, can you say to what they have fallen?—If the foreman got 30 l. a year he also would have his maintenance; now, I should think 20 l. a year and his maintenance full wages for a farm foreman; about 16 s. or 18 s. a week used to be the wages of a foreman, finding himself in everything; a waggoner 12 s. 6 d. to 15 s. per week.

210. What are they now?—I do not think they are much less for a foreman; a ploughman can be engaged for 12 s. a week, but I think not a good ploughman under that rate of wages.

211. What was it in 1813?—Twelve shillings and sixpence to 15 s. per week.

212. What is the mode of hiring those persons; is there an hiring day once a year?—In some counties there is; in some not.

213. Is that the practice in that part of South Wales to which you refer?—In some places there are hiring fairs for men and women.

214. Is the description you have given of the decrease of produce on the South Wales

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Wales estates, within the last 20 years, applicable to other estates under your management, and with which you have been conversant some years?—Yes, strictly so; I am not confined to one part of the country, I travel over all Essex, Kent, Bedfordshire, Herts, Lincolnshire and Suffolk, and many other counties, and therefore I have seen them at one period in a different state of cultivation from what they are at present, and generally on all the heavy lands in Essex, Gloucestershire and Wiltshire, I have found they are all reducing the cultivation, it is going backwards; there is a great deal of land in Gloucestershire, Wiltshire and Essex, heavy wet soils, that if it was offered for no rent at all I would not undertake to cultivate it well, if it was offered to me rent free in the present times.

215. Is there any drainage or improvement of the soil going on?—In some places I see considerable improvement. On the Duke of Bedford's estates there has of late years been a great deal of draining done; he gives his tenants tiles and wood to do the drainage; but where the landlord will not be at the expense it remains as it was. It is generally in a particular part of the country I see the improvements going on.

216. What is the case generally; is there an outlay or not?—The tenant cannot lay out money in improving the land; he has not the means.

217. Generally with respect to the condition of the farmers, is their capital diminishing?—Yes, I think very considerably, in every part of the country.

218. With regard to the condition of labourers, you say on the South Wales estates the wages have not fallen in proportion to the price of provisions; is that applicable generally to the agricultural labourers?—Yes, I think labour has not fallen in proportion to the price of provisions. In the year 1791, in Scotland, labourers' wages were 9 *d.* to 10 *d.* per day; women, for field work, had 3 *d.* per day: now the wages are from 1 *s.* 10 *d.* to 2 *s.* 3 *d.* per day, and women 10 *d.* to 1 *s.* per day. In Middlesex, the wages now are 2 *s.* to 2 *s.* 3 *d.* per day, and women 1 *s.* per day. In Essex, 1 *s.* 6 *d.* to 2 *s.* per day. In Kent, 1 *s.* 8 *d.* to 2 *s.* per day. In Wiltshire, a ploughman has 7 *s.* to 8 *s.* per week. In Sussex, 8 *s.* to 9 *s.* per week. In Wales, the wages run from 1 *s.* 6 *d.* to 2 *s.* per day; and women get 10 *d.* to 1 *s.* per day. I think the country will never go on well until every thing returns to the standard of 1792. Wages in Ireland are 8 *d.* to 9 *d.* and 10 *d.* per day for the best men; women, 3 *d.* to 4 *d.* for field work, and even less, 2 *d.* to 3 *d.* per day, if employment could be given them.

219. Are not Wiltshire and Sussex counties in which a labour-rate, or the roundsmen system prevailed?—I think not so much there as in Buckinghamshire, Bedfordshire and Hertfordshire; it may be in Sussex, but I think not so much in Wiltshire or in Essex.

220. Does not a system prevail in Wiltshire of paying an extra sum for each child?—I cannot answer that question; but the rate of labour in Wiltshire is certainly very low, compared with many other counties; where a ploughman has to maintain himself, he does not often get above 7 *s.* 6 *d.* a week, and the very best of them 10 *s.*; whereas in Essex they get 11 *s.* or 12 *s.* a week.

221. In what part of Essex?—In the hundreds and upper part of the county. In Middlesex, about 12 *s.* to 15 *s.* a week.

222. What is the present price of labour in Sussex?—I suppose the present price of labour in Sussex is about 8 *s.* or 8 *s.* 6 *d.* a week.

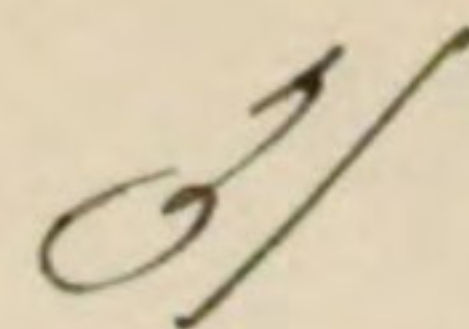
223. How do you account for the difference of wages in Essex and Wiltshire?—It always has been lower; and I observe that in all maritime counties higher wages are paid than in inland counties.

224. You say that the produce on the heavy lands is greatly diminishable; do not you attribute that in part to the seasons?—No, I attribute it to the wet seasons, and to the diminished capital of the occupiers of the land.

225. Do not you think that the deterioration of the cold land you have spoken of, and the better condition of the dry lands, is attributable in a great measure to the seasons?—I do think it is partly attributable to that cause, for we have had some very wet seasons, but more to the diminished capital of the occupier, for I have seen that quality of land in a very good state during the war, and now it is in a very bad state.

226. In many parts, particularly in Essex, there is a species of temporary draining, which requires periodical draining, is there not?—Yes, a great deal of what they call bush and stubble draining, and a great deal of straw draining, which requires frequent renewal.

227. Is



227. Is that draining renewed by the tenant now as it used to be?—No, I think not. *Mr. Adam Murray.*

228. There is much greater uncertainty of crop, and greater expense of cultivation, in the heavy land than in good turnip soils?—Yes. *11 May 1833.*

229. You consider that a farmer now is much more willing, on account of the greater certainty of produce of crop on a good turnip soil, to cultivate those good soils than the colder soils?—Yes, there is very little difficulty in letting dry land, but heavy wet land there is hardly a possibility of letting. I have at least 12 or 14 heavy land farms now that I cannot get an offer for.

230. The prices will not pay for the risk?—No.

231. Are you of opinion the demand for grain is diminishing, while the demand for other produce, such as is supported by green crops, or by grass, is increasing?—The markets tell us that the demand for grain is not increasing, for there is more difficulty to sell it; but I think the cause of that has been the overrate of cultivation. There has been more running on grain than on grass, and there has been a great deal of land ploughed up, more especially in Ireland and in Scotland, than in this country.

232. Have the green crops increased, grass, and so on?—I think that is not increasing so much as grain; that has been increasing three years back.

233. Do not you find a general desire in the grass farmers to plough up and raise corn?—Yes, I think there is a good deal of old grass land broken up to raise money to meet the exigencies of the times.

234. You have mentioned that in Ireland you have witnessed a great increase in the cultivation of grain?—A great increase over all the south of Ireland, and less production of cattle. I have heard from Ireland to-day, where I sent an order to buy 100 heifers; I find that they cannot be got, the people have been selling all their cattle, and running to grain.

235. If there is any difficulty in the British farmers increasing the proportion of their cattle on their farms, that may be attributable, in some degree, to the decrease of the supply of cattle from Ireland?—Yes.

236. There will be an increased price in consequence?—Yes; there have been such low prices for corn, I think that people will all be running on cattle and sheep, and leave off the cultivation of corn as these get high in price.

237. Do you think there is a decrease of supply of cattle from Ireland?—Yes.

238. How do you account for the increase of price?—They do not rear so many calves, and have neglected the breeding.

239. To what do you attribute that change in Ireland of more corn being grown and less cattle reared?—The farmers considered they would have a quicker return of money by ploughing up grass lands; for a crop or two it will be so, but then they go back into their natural state again, as they have no idea of keeping up a proper state of cultivation.

240. Is that owing to their necessity?—Yes, for in general in Ireland the calf is mortgaged while it is in the cow's belly.

241. You ascribe the high price of cattle to the grazing land and the better land having been ploughed up in order to produce temporary rents?—Yes.

242. And the scarcity of cattle in consequence for the present?—Yes.

243. Does not a proportion of the high price of cattle arise from the rot in sheep a few years ago?—No, I think there are fewer calves reared.

244. Was not there a great mortality amongst the sheep a few years ago?—Yes, the wet open winters rotted a great many sheep.

245. Do not you think the quantity of them in the country has decreased in consequence of that?—I think that the high price of beef and mutton is owing, in a great measure, to the great mortality there was among the sheep, and to the not carrying on the breeding system in cattle to the extent it was formerly carried on.

246. You say a great deal of grass land has been broken up and converted to corn in Ireland; do you not know that there was a great deal of land five years ago put into grass cultivation in consequence of the low price of corn?—I think not, except very inferior soils that would not grow corn any longer.

247. Do you think the land now broken up is ancient grass land broken up, or land which had been sown with grass at a later period?—Ancient grass land.

248. You are acquainted with Bedfordshire and Kent, and other cold counties?—Yes.

249. Are you not aware there is a good deal of cold clay land in Kent and in Bedfordshire, which has not been profitable for corn, and consequently has been

Mr. Adam Murray. sown down for the last six or seven years in grass?—There is a great deal of land in the cold parts of Kent which has gone into grass naturally, for want of the means of cultivating it.

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250. Not in consequence of the price of corn?—No, but it would not pay them to plough it any longer.

251. The cultivation of those lands ceased in consequence of the low price of corn?—Yes.

252. You are aware that those cold clay lands will not produce grass well?—They produce bad husky grass, unless they are well laid down.

253. When they become quite unprofitable as grass land, in consequence of the inferior quality of the grass, after five or six or seven years, they must be ploughed up again, must they not?—Those lands will not do to lie long in grass, they get husky, mossy and bad.

254. Then they plough them up again, keep them in corn three or four years till they have exhausted the vegetable matter in the soil, and then they sow them down again?—Yes, but those they have left to go into grass for want of ability to keep them in tillage, they have not done that, but broken up other ancient grass land in many counties to raise money to pay rent and taxes, &c.

255. They have let the poor lands lie still, and broken up other land?—Yes.

256. Do you refer to Ireland or to England?—I speak to various parts of England.

257. It is often said that by sowing such land as this down to grass, it will occasion a greater production of animal food; do you not conceive that in those cold clay lands the amount of the food for animals will be greater in a good system of arable culture than in grass culture?—Certainly.

258. The year when the grass crop comes, it will be much greater in its amount than the whole produce of the five or six years?—Yes, if it be laid down in good condition.

259. Do you, in fact, believe there is no increase in the produce of meat in consequence of laying down lands not of the best quality?—There is an increase, but in a small proportion to the produce of good land well laid down to grass.

260. You make use of the term left to go to grass; when corn pays a bad price and the farmer finds a deficiency in paying his rent, he scourges his land till it comes to that state that it will not produce corn?—Yes; I mean the land that is let to go into grass naturally of itself.

261. Then the land is neither in a condition to grow grass, nor the farmer is in a condition to make it grow grass, and the land will be unproductive in any state?—I have seen a great deal of late in that state; I surveyed an estate lately of 1,200 acres, and there was 1,000 acres on which I suppose there have been four crops taken, and never any grass seed sown; but that was left to go into grass naturally. I valued the dilapidations at a very considerable sum.

262. You consider it a mistaken idea that when corn ceases to grow on land it may be profitably laid down in grass?—It must be very unproductive when it has been so much worked out, and not sufficiently kept up while it was growing corn to be laid down to grass. Land cannot be laid down to grass profitably, unless it is clean and in high condition.

263. There is a great deal of that sort of cold land, that unless during a high state of cultivation, will grow nothing but carnation grass?—Yes, it is worth next to nothing; whereas in a good state of cultivation it might produce 4*l.* to 5*l.* an acre, and in the other situation not be worth 15*s.*

264. Was it not upon the lands which you say are going out of cultivation that we depended for our supply of wheat?—A considerable quantity of wheat was grown on these clay soils for the supply of the market.

265. We do not depend so much on the upland soils, and the good turnip soils, as on those lands which you say are gradually going out of cultivation?—I think we depend a good deal on those clay lands throughout England.

266. Can you state in what ratio?—Not at the present moment; there was a very considerable supply from those lands when in good cultivation.

267. You have said there is a great deal of cold wet land you would not take without rent?—There is a great deal of cold land in Gloucestershire and Essex that if I was offered to farm it, I would not take at any rent at all.

268. Is that newly enclosed land?—No, old enclosed land, run out by cropping. A great deal of that land is not worth more than 7*s.* to 8*s.* per acre, subject to rates, tithe and taxes.

269. Was

269. Was there any peculiar circumstance as to poor-rate?—It was not over-rated. Mr. Adam Murray.

270. Did it pay tithe?—Yes. 11 May 1833.

271. Do you recollect the amount of rate?—No, I do not at this moment.

272. What would that land have been worth in the high times?—In the time of war, about 20 s. to 22 s. an acre.

273. When this heavy soil goes out of cultivation and falls to grass, what becomes of the labourers on those soils?—They may go to another part of the country where they can find work, if they cannot get employment there.

274. They cannot be better off than they were during the war in that case?—Certainly not.

275. Do you know any large districts of land thrown out of cultivation within the last 10 years, which have returned to grass or down?—I know a great deal of land which has got into that situation in different places, but it would require time to particularize them.

276. From your general knowledge of England, are you prepared to say there are considerable tracts of that kind which have gone out of cultivation?—Yes, considerable tracts of inferior soils.

277. Do you ever visit the Lothians now?—Not very often; I have some relations in Scotland, my brother lives in East Lothian, and I correspond with him on agriculture.

278. That is land of the very finest quality?—Of very fine quality. About the neighbourhood of Dunbar land let as high during the war as seven guineas an acre for arable land. I have paid for turnips in that quarter 12 guineas an acre, to be eaten on the land with sheep, and they paid me a good profit.

279. Has the produce decreased there?—The produce has very much decreased there, and also the rents; the old farmers I used to be acquainted with in East Lothian are many of them dead, and many, ruined, have left the country.

280. On the old system, did they use to produce greater crops than are now produced?—Yes; the system of farming in that country 20 years ago was better; not so scourging as the present; the land was cleaner and in higher condition; it produced greater crops of corn; a great many potatoes are now grown by the Fife farmers, who have supplanted the former race of farmers in East Lothian, and their system of management is not so good for the land as Brown & Rennie's system. These Fife farmers take the land at high corn rents, convertible into money according to the highest prices produced at the fairs of the county, which is annually adjusted by the sheriff's jury.

281. The decrease of produce is not confined to the inferior soils, but has extended to lands of the first quality?—Yes, the cultivation and manuring is not so good.

282. You have mentioned that you thought the light-land farmers have been doing better than others?—I consider they are.

283. Has the produce within the last 10 years on those lands increased or decreased?—I think it has rather decreased, but not in the same proportion as on the heavy lands.

284. How do you account for that?—Because it requires less capital to keep light dry soils in cultivation.

285. The high lands were benefited rather during those wet seasons, which were injurious to wet lands?—Yes; a wet season is always more favourable on light dry lands.

286. You visit estates in Ireland, do you not?—Yes; I have the management of an estate of 24,000 acres in Ireland.

287. How long have you been conversant with that estate?—I have been in the habit of visiting it for 11 years past.

288. In what county is it?—In the county of Kerry.

289. What is the condition of that estate?—It is much improved; the landlord has made very liberal allowances to his tenants; he allows them lime for the land and timber for repairs; he has made, at his own expense, near 30 miles of good roads through his estate, and has reduced the rents from the war prices one half in many instances.

290. Is it a high land or low land estate?—It is both high and low land; there are 10,000 to 12,000 acres, mountain and bog.

291. Are the tenants doing well on that estate?—They are doing much better than when they were under middlemen; I have divided the farms, and have set

Mr. Adam Murray. out to each tenant his portion separately, and the land is now improving in condition, and the tenants also.

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292. Has the produce of that estate increased within the last 11 years; is there much corn grown?—It has increased considerably ever since I did away with the middleman system of holding the lands.

293. Have they broken up much old grass land on that estate?—No, good pasture land; but they have broken up a great deal of coarse grass and heath land, and limed it.

294. Is this the only estate in Ireland you are acquainted with?—Last year I was employed to survey and value a large estate near Lough Swilly in Ireland, containing 12,000 acres, part of it lay within four or five miles of the city of Londonderry.

295. You have visited Ireland frequently?—Yes; periodically for 11 years past.

296. As you have been accustomed to the surveying of that country, and have been employed in regard to its agriculture within the last 11 years, is that going back, as you state the agriculture of England to be doing?—I think it is going back in many parts of Ireland, and more especially on those estates where high rents are exacted and no encouragement given by the landlords to their tenants; rents in general cannot be kept up any longer at the former rate.

297. Is the face of the country as well cultivated as it was when you first became acquainted with it?—I think the north of Ireland is not now so well cultivated as when I first knew it, though the south of Ireland is in much the same state, except that there is more old grass land ploughed up in the counties of Kerry, Limerick and Cork; I think there is a better cultivation in some parts of the county of Cork, on the dry lands, than when I first knew it; there has been a great improvement on roads through the south of Ireland.

298. Is the produce of corn on the estate of 24,000 acres, increasing or decreasing?—The quantity of corn has been increasing for years past.

299. Does that arise from grass land being ploughed up, or from the same land which has been under cultivation producing more?—It is from grass land being broken up; they are getting more into tillage and the use of lime.

300. Does the same land which has been under the plough for 11 years yield more or less than it did 11 years ago?—It yields less. The farmers in the south of Ireland have very little skill in agriculture; after a field or garden is put in fair condition they continue cropping it until it will not yield the seed again, and then let it go to grass naturally.

301. Do not you consider that to put seed into land that is worn out, is only losing the seed?—Yes, they ought to put it in with the first crop after a fallow.

302. You have said that in Ireland you thought the produce was diminished; do you apply that to parts of Ireland where the rents are moderate?—Where the rents are moderate the land is generally in better heart, and of course the produce is much the same as it was.

303. You have been asked whether it is better to sow the land with seed or to let it run into grass; what you mean is, that they very often cultivate with corn till it is run out, but that it would be much improved by sowing the seed much earlier?—Yes, it is throwing the clover and grass seeds away after all those exhausting crops are taken; land should be in high condition when laid down to grass.

304. With regard to cold clay land, you say you had rather not have it now, if you had no rent to pay?—I would not take a cold clay farm to cultivate even if I had no rent at all to pay (especially when rates and taxes were high, and subject to an unsettled tithe).

305. Do you remember the year 1792?—Yes, perfectly well.

306. Would not you have paid rent for this land in those days?—Yes; but at that period there was no comparison as to the expense of cultivation, rates, taxes, &c. with the present time.

307. Can you form a judgment whether that land would have paid a rent in 1792?—Yes, labour was very cheap in Scotland; we could get the best men for 9*d.* and 10*d.* a day, and now it is 2*s.* and 2*s.* 3*d.* a day.

308. Land that paid rent in 1792 will not pay it now?—You mean indifferent land: it is of little value compared with the former period.

309. Before the end of the war labour rose in Scotland to what amount?—To 2*s.* and 2*s.* 6*d.* a day.

310. What is the price of labour in Scotland now?—I cannot say precisely.

311. It

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311. It has not fallen to 10 *d.*?—No.

312. Can you give any idea of the price of labour in England previous to 1792?—No, I was not in England till 1803.

313. You say you have valued some land in some parts of England, about five years ago, at 7 *s.* an acre; how are the tenants doing now?—I do not think they are doing any good for themselves.

314. You say that cold clay lands would fetch a rent in 1792; supposing the poor-rate and other incumbrances on the land had been the same as they are now, would they have fetched a rent in your opinion?—I do not think that description of land would be worth any rent.

315. You stated the price of land in Ireland to be very high; do you know the county of Roscommon in Ireland?—No, I never had any business there. I have passed through it.

316. Do you know the grazing land in Ireland?—Yes, I know a good deal of grazing lands in the county of Tipperary and other parts of Ireland.

317. At what do they let per Irish acre?—I have heard of some land in Tipperary and Limerick let as high as eight guineas and ten guineas an acre.

318. Is that not very extraordinary land?—It is the best land I ever saw in any part of Europe.

319. What do you consider the general rent of land that will feed bullocks; the worst kind of land that feeds bullocks?—Unless I saw the soil, it would be impossible to answer that question accurately. Bullocks might be put on any kind of grass; but if put on bad they would not feed. There is a very great difference in the price of land: that high-rented land has fallen very much in these counties, especially in Tipperary and near Limerick, and yet it is still too dear.

320. You stated that you thought the Irish tenancy generally pay very exorbitant rents; how do you let the land in Ireland, do you look to the capital of the person that applies, or take the one that bids most for the land?—I let it at a fair value, and select the best tenants I can find; there is a monstrous competition, such a competition for land in Ireland, that I am perfectly certain if I had the whole county of Cork to let, and the whole county of Kerry, I could let it all in six weeks.

321. What is the proportion of rent they advance?—Half a year's rent as a security for their good behaviour, keeping their covenants, and to make up for a deficiency when a bad season comes, so that I may be able to make my employer safe.

322. Confining your answer to the general view of the subject, and not particularizing with regard to any estates with which you are particularly conversant, do you say that the present distress of the farmers in England arises from the exorbitant rent demanded of them?—Considering the present prices of produce and the increased rates and taxes, it is my opinion that land is generally over-rented; rents are certainly too high, considering the present prices of produce; and if the rents were taken in produce instead of money, if it was fairly computed, I think that would be a relief to the farmer.

323. According to the prices of the last four or five years, should you say that rents are generally too high?—Yes.

324. Have you formed an opinion, taking the average of the last five years? Speaking generally, what per-centage of reduction would be required?—I think 25 per cent. necessary from off the present rents, if prices continue at the present rate.

325. After all the reductions which have taken place, you think that still rents must come down 25 per cent. more to meet the present prices?—Yes.

326. Within the last 20 years, what do you consider to be the average reduction which has taken place?—I think the reduction, according to my experience, has been from 15 to 25 per cent.

327. Then you say that a further reduction at least equal to that, if the present prices continue, must be submitted to in your opinion?—I think so.

328. Do you know any lands that have been let on corn rents?—Yes, I know of some.

329. Are the occupiers there in a state of distress equal to others?—In a better state.

330. Does the paying in a corn rent give satisfaction to the tenants?—Yes, I think it does give satisfaction to the tenant, if judiciously computed.

331. Do you not know the tenants have expressed in many instances great dis-

satisfaction

Mr. Adam Murray. satisfaction with it?—Some say they have no chance, others approve of corn rents; they have more security; tenants have generally something to find fault with.

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332. As you have been accustomed to value a great deal of land in England, you have probably laid down some rules for valuation; you must have taken a certain price of corn before you could form your valuation; that which you thought corn and other articles were likely to average during the time the lease was to last?—Yes.

333. Can you state at what price you have taken wheat for the last 15 years for the purpose of fixing that valuation?—The price I have taken wheat for that period has been 64 s. a quarter.

334. At what have you taken barley?—At 32 s. a quarter.

335. What oats?—I have taken oats at 25 s. a quarter.

336. Beans?—Beans at 36 s. a quarter.

337. Do not you now imagine you have taken a very high price?—No; to average of 15 years previous to 1828; I do not do that now.

338. Was that done for the last five years?—No; it is difficult to know what standard to take now.

339. Do you conceive the prices you have given for 15 years past, have been those usually taken by other land valuers?—I think that other land valuers have valued above that price.

340. When you speak of those valuations for 15 years, and speak of a reduction of 25 per cent. on rent, do you mean on rent fixed on that scale of corn?—Yes.

341. Can you state what has been the price of corn during this year?—The market returns will show that more accurately.

342. Do you not consider that 64 s. a quarter would now make all the agriculturists in a prosperous state?—I think it would make them better.

343. Do you think the labourers would be better off?—I think they would be better off; that more of them would be more employed.

344. What do you consider the present price of grain?—It is very low. I saw some very fine wheat from Somersetshire that weighed 61 lbs. a bushel, sold for 5 s. 7 d. a bushel, that is 43 s. 11 d. a quarter; instead of 43 s. 11 d., it ought to bring, to remunerate the farmer fully, 64 s.

345. Do you think the present rents would be so high as 7 s. a bushel?—Fifty-six shillings is not a sufficient remunerating price; it ought to be 64 s. at least.

346. Do you think that if the present price of corn was as high as you have given to the Committee, rents would not be too high?—No, I do not think that rents would be generally too high, if prices could come to the average of that.

347. You know of no land let on a rent fixed on the prices both of wheat and barley, rents such as you have mentioned, according to the prices of those articles?—I have heard of several farms let at so many bushels of wheat and so many bushels of barley an acre, with a proportion of money, not all corn rents; I believe the Duke of Norfolk has been doing something of that kind.

348. Taking wheat at 5 s. 7 d. a bushel, and barley at 2 s. 6 d., do you know of any land let at rents in proportion to those prices?—I know of no lands let in proportion to those prices.

349. Is the stock of grain the farmers hold the same as it used to be, or less?—I think the stocks are smaller, and I think the stock of grain amongst the great holders of grain is small also.

350. You mean the dealers?—Yes.

351. Are the farm-yards as well filled with ricks as they used to be in former times?—I cannot say that I have lately made that observation; I see but a small quantity of corn in the country where I travel. I believe the necessity of the times makes people thrash it out and take it to market to pay rates, tithes and rent.

352. Have you at all examined the quality of the corn within the last 10 years, whether it is better or worse than it was?—That depends upon the seasons, undoubtedly. When land is in a high state of cultivation, the quality of the grain will be better; when it is in a worse state of cultivation, unquestionably the quality of the corn becomes worse.

353. In estimating the rent to be imposed on any land, what is the proportion you think that rent ought to bear to the produce?—The way I generally value land is this: I try the quality of the land to know what it would produce if properly cultivated; then when I get the produce, and take the prices, I get the amount of all the outgoings, the situation of the farm buildings, for there is a great deal in that

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that; that makes a difference sometimes of 3 s. or 4 s. an acre on good arable land, by their being centrically situated; then there is the situation as to markets, and situation as to manure. In Scotland, where the rates and taxes are so very small in proportion to England, we generally used to estimate the rent at about one-third, but in this country that will not do; I have set very few at more than from two-ninths to one-fifth, instead of one-third. Grass farms are estimated according to the quantity of stock the land will keep.

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354. A farm letting for 100 l. a year ought to produce a crop yielding 450 l.?—Yes, and in some instances the rent should amount to but one-fifth of the produce.

355. It depends very much, of course, upon the quality of the land?—Yes, according to the nature of the soil.

Martis, 14^o die Maii, 1833.

THE RIGHT HON. SIR JAMES GRAHAM, BART.

IN THE CHAIR.

Mr. Richard White called in; and Examined.

356. WHERE do you reside?—At Priors Halton, near Ludlow.

Mr. Richard White.

357. What is your present occupation?—A land agent to Mr. Clive and other gentlemen.

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358. Are you a native of the county of Salop?—No, a native of Durham.

359. Have you been a practical farmer at any former period of your life?—Yes; I held 800 acres of land in Durham, before I came into Shropshire.

360. How long did you hold 800 acres of land?—It is about 26 years since I left Durham.

361. For what period did you hold 800 acres?—It was in my own occupation about seven years.

362. Were you born and bred an agriculturist?—Quite so altogether.

363. How long have you known the county of Salop?—About 26 or 27 years; I have resided there during that time.

364. Does your acquaintance with agriculture extend beyond the limits of Shropshire to any of the adjacent counties?—Yes; in Herefordshire I have done a good deal of business, and in Cheshire a little.

365. Can you mention to the Committee any large estates which you have known since you first went into Shropshire, or from the year 1815 to the present time?—A good many in public surveys and extensive valuations.

366. What estates would you particularize as those you have been best acquainted with since you came into Shropshire?—The estates of Lord Powis I have been a good deal over; the estates of Mr. Clive, and the estates of Mr. Solway that are in trust, I am the receiver under the Court of Chancery.

367. How long have you been receiver?—About 10 years.

368. Do you know the Duke of Cleveland's property?—The greatest part of it; I was a tenant of the Duke of Cleveland, I think, about 14 or 15 years.

369. When did you cease to be so?—About six years ago, I think.

370. Do you know the estates of Lord Tankerville?—Yes; I have been over many of them.

371. Speaking generally, you have been acquainted with the state of agriculture on most or all of those large properties ever since you went into Shropshire?—I have.

372. Will you state to the Committee what is your opinion with respect to the productiveness of the same land, not of inferior quality, but of average quality, in that county at the present moment, as contrasted with its productiveness when you first knew it?—I think the improvement has been great, and I think the present produce is equal to the time I first knew it, from the introduction of a superior method of farming.

373. You think that the agriculture of the county has been improved, generally speaking, within the last 20 years?—Yes; from the improved system of farming, the courses taken different from what were taken formerly.

374. Have they changed their course of treatment?—Yes, very much for the better.

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375. How many shifts did they make?—The successions of white straw crops were much more numerous than they are now.

376. Do they now take two wheat crops in succession?—They do occasionally, but not so much as they did.

377. The effect of an improved rotation and better management is a greater produce than formerly?—Yes.

378. That is the comparison from the period when you first became acquainted with it?—Yes.

379. Will you make a comparison between the present time and four or five years ago, as to productiveness?—I do not think there is any failure or any falling off in the activity of the farmers; I think that the produce is about the same as it has been for the last five years.

380. Has there been any considerable outlay in the improvement of land within that period?—I do not think there has except in lime and draining, that has been followed up in some instances.

381. Have you superintended any extensive draining?—I have.

382. Lately?—Yes; I am doing some for Sir William Clinton now.

383. At the sole cost of the landlord, or does the farmer share?—In some instances the farmer shares in the expense; on a new letting the landlord has done it.

384. In the county of Salop are there any manufactures carried on?—Very few indeed.

385. Is the land generally let on lease, or are the tenants tenants at will?—Tenants at will mostly. At the period when I first came into Salop, many leases were then in existence which have now been done away; since that the county has been a good deal improved, that is a good deal the cause of it.

386. You think that cultivation is improved from the substitution of a tenure at will for a tenure under lease?—I do indeed; particularly under those leases in Salop.

387. What is the reason you think a tenancy at will leads to a better cultivation than a tenancy under lease?—More exertion is required, and then I think the soil is benefited.

388. Is there equal confidence in the outlay of capital on the part of the tenant when he may be ejected any year, whereas in the case of a lease he could not be ejected till the end of his term?—Not the same confidence in all cases.

389. Do you conceive under those circumstances there will be the same outlay of capital?—The confidence in a good landlord is better; a farmer will take under a good landlord without a lease rather than having one.

390. In your native county, Durham, leases predominate do they not?—They have done so; leases for seven years not more. I do not know how it is at present. I had a lease myself under the late Sir Henry Vane Tempest, to whom I was agent at the time.

391. You say there are no manufactures in the county of Salop; have the poor-rates been pretty steady since you first knew the county, or on the increase?—They have varied a good deal between 1816 and the present time.

392. Are they higher at the present moment than you have known them?—They are much lower now than I have known them in the year 1817, and from that up to 1818.

393. How are they compared with the years 1827 and 1828?—I think they are quite as low in our parish and other parishes I have known, as they were at that time.

394. How much are they on the real rent?—Upon the actual rent paid I do not think they would exceed 2 s. in the pound.

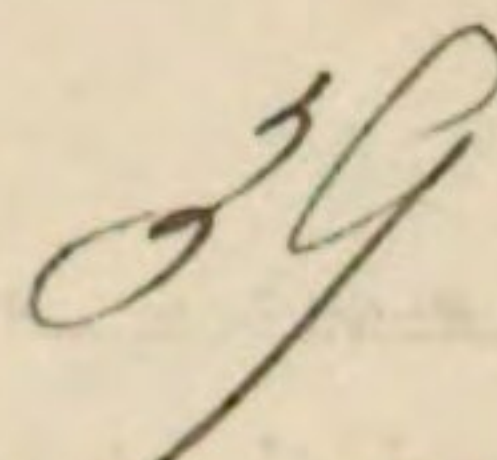
395. Generally upon those large estates?—Yes, except near a town, near Shrewsbury; I have gone over a parish there, and it was very different.

396. With regard to the wages of the agricultural labourers, have they fallen much since you first knew the county of Salop?—Very considerably. When I first came into that county, I think I paid 2 s. 4 d. a day for labourers, they may be had at 1 s. 6 d. now.

397. Are the ploughmen generally kept in the house in Salop?—They are generally.

398. That system has prevailed ever since you have known the county?—It has; there are a few instances where a man is kept in a cottage who goes with the team.

399. Comparing the wages of the ploughmen kept in the house now, with what they were when you first knew the county in the year 1815, what are they?—I should think they are reduced one-third from 1815 to this time.



400. How are they as compared with the year 1822?—In 1822 they got low, Mr. Richard White. I think.

401. Are the wages now lower than they were in 1822?—I think they may be much on a par with 1822, rather lower, if anything.

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402. You are sufficiently acquainted with the habits and wants of those labourers to be able to state generally whether the price of the articles they consume has fallen materially since 1815?—Oh! very considerably.

403. Has the price of those articles fallen more in proportion than their wages, or less?—Taking it in the proportion to their wages, it has been considered the wages have been regulated a good deal by the price of bread and the articles necessary for them; the wages have been endeavoured to be regulated according to the prices of the articles necessary.

404. Is the condition of the ploughman, or farm-servant or field-labourer, in proportion with the wages he now earns, and bearing on the prices of the articles of the first necessity he uses, better than it was in 1815, in your opinion, or not so good?—I should think quite as good; he can get as comfortable clothing, and he lives as comfortably as he did at that time, and has an equal opportunity of saving money, if inclined to do so.

405. You think that his condition is as comfortable as it was then?—Yes, a man in a farm house.

406. Take the case of a field-labourer?—His case is rather different; there will be very little difference of price of the different articles necessary for the support of his family; they are kept in proportion to his wages, if he can get work.

407. Have his wages fallen more than the price of the articles of provision, or have the prices of the articles of provision fallen more than his wages?—The last three or four years, I think that the labourer has been quite as well off as in 1822, where he has had constant work.

408. As there are no manufactories, and no distracting causes with regard to the demand for labour in the county of Salop, the demand being almost wholly agricultural labour, has the demand for labour fallen off in that county?—No, I cannot say that it has much; that, generally speaking, on estates of that kind the demand for that labour has been kept up pretty nearly to what it was, and that has kept up the cultivation of the soil.

409. Is the soil as carefully cultivated as it was during that time?—I think it is quite as carefully cultivated.

410. The lands are as clean?—Yes, quite as clean as when I first knew them.

411. The land is as well scoured?—Yes, I think it is in as good a state of cultivation as I have ever known it; there was a little neglect in the carriage of the quantity of lime when the prices fell, but that has been renewed; a greater quantity was carried last year than usual.

412. You have mentioned the names of many great proprietors possessing large capitals and large estates; you have stated that the tenants are tenants at will, and that the landlords make an outlay on that land; is there not a class of small proprietors in the county of Salop possessing small freeholds?—A good many.

413. Do you know a district called Clun Forest?—Perfectly well.

414. Describe to the Committee the general character of the property possessed by these small farmers in that district; is the subdivision very minute?—They vary; some have perhaps a farm of 100 *l.* a year, some of 5 *l.* a year; from 5 *l.* to 100 *l.* or 150 *l.*

415. When you say a farm, you mean a small estate held by them in fee?—Yes.

416. Has it descended from father to son for many generations?—In some instances it has, in others it is a new purchase.

417. Has there been much change of hands in those estates since 1815?—Very little indeed, I think.

418. Those small proprietors having held their estates without much change, were you conversant with their property when you first knew the county?—Yes, I have gone through the whole of Clun Forest with reference to the tithes.

419. Have you done so lately as well as formerly?—Yes.

420. Will you state your view of the comparative fertility and culture of those estates; is their land let as well cultivated and as fertile as it was?—I see little difference in their cultivation; but in this district, I should say it was hardly so well done as in other parts of the country I have spoken of.

421. Have you reason to think that the capital of those small proprietors has diminished?—

Mr. Richard White. diminished?—Their capital is, I think, diminished, in consequence of their recent failure of sheep, on which they depend.

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422. You know their personal character and habits, perhaps?—Yes, those of most of them.

423. Take the case of a small proprietor, of industrious habits and good character, working his lands steadily from the year 1815 to the present time; should you say that his situation in the world was bettered, or had become worse?—I should not say it was better, but I should fancy that the capital he is possessed of is not so much at this time as it was then.

424. You think it is diminished?—I think so.

425. With regard to the condition of his landed property, are his farm buildings in as good condition as they were, or more dilapidated?—Generally speaking, I consider them quite in as good condition as they were.

426. With respect to his land?—His land is cultivated, I think, as well as it was all along; the improvement, I think, has been extended into that quarter.

427. Does he employ as many labourers as he did?—I think he does.

428. Would the Committee be right in estimating the effect of your evidence to be, that their condition is nearly stationary?—Indeed, I think so, to take a certain class of labourers; there are other instances where they have been suffering.

429. The question referred to the small proprietors?—I think their capital is reduced from the value of their stock and property held in 1815, and very much in some instances.

430. You have said that you have been employed in valuing land and surveying for tithes?—I have been.

431. Not applying your observation to any particular estate, but speaking generally of the rentals of those large properties, should you say that the rents were high, as compared with the present average price of corn during the last five years, or low?—Any valuation that took place during the last five years, I should say that the rents are rather high.

432. Inasmuch as there are no tenants on lease every year, the bargain is open between the landlord and the tenant?—Quite so.

433. Have large reductions taken place?—No, they have not; I know nothing above 15 per cent., or something of that kind, from 15 to 20.

434. Of course the question does not apply to any particular estate; but supposing the average price of grain, such as it has been for the last five years, to be the permanent average price of grain in this county, should you say that the rents were too high, and that a further reduction would be necessary?—Those that were let in the year 1826, I should say that the present prices would not bear them out.

435. To what extent, supposing always the price to be permanent, as it has existed for the last five years, do you think a reduction should be made?—That depends entirely upon the letting; upon some estates, probably 20 per cent. would be necessary with the present prices of grain.

436. In valuing an estate you always value with reference to the price of grain?—Yes, and the price of stock.

437. What was your scale with regard to wheat?—In 1826, the scale worked on was working at 10 s. for a customary measure of 38 quarts, about 8 s. 6 d. a bushel, or from that to 9 s.; barley 5 s. per bushel, but that is the large bushel; to work on the Winchester bushel of barley would not be quite so much, about 4 s. 6 d.

438. Oats?—Oats 3 s.

439. What would you value beef at?—Sixpence a pound.

440. Mutton?—Beef and mutton 6 d. a pound.

441. What would you value at, at the present moment, if called on to value an estate and fix a rent?—I would put wheat at about 7 s. 6 d. the Winchester bushel, barley I would put at 3 s. 6 d., oats at 2 s. 6 d., beef and mutton at 5 d.

442. Applying that scale to rents, supposing those leases to be permanent, you would say generally that a reduction of rent with reference to this scale would be necessary?—It would, certainly.

443. To what extent?—I should conceive it would be necessary, with reference to those prices, to take 20 per cent. off as compared with the first scale.

444. Have you observed any decrease of quantity of arable land in cultivation; is there much land laid down to grass?—No, I think not.

445. What is the nature of your soil?—It varies much; we have clay loam, gravel loam, sandy loam.

446. It

446. It is generally pretty good arable land?—Generally, in those parts of *Mr. Richard White.*
Shropshire.

447. Is not a good deal of it turnip land?—Yes.

448. Do you know anything of the cold clays of Bedfordshire?—No.

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449. Have you no cold clay soil?—Yes, a good deal, but the principal part is a fine soil.

450. Do you consider a cold clay soil a poor soil or a strong soil?—The strong clay will bear a good crop of wheat if it is well worked.

451. What is your course of crops generally on cold soils?—The course is generally turnips, barley, clover and wheat, that is on the improved system; but we do not always get that done; two crops sometimes are taken during the succession, though I do not think much injury is done by that now.

452. Are rents much in arrear?—Not generally, I think, where I am acquainted; from the reports I have had lately from different friends, they are not in arrear extensively.

453. Taking of course the general character of the soil of your county to be a land which will bear turnips, what is the average rent per acre?—That will average about 25 s. per acre.

454. Tithe free?—In some instances tithe free; I would take it as being subject to tithe.

455. And subject to the average poor-rate?—Yes; that I take as the net rent.

456. You say that there has been a great deal of improvement in the husbandry since the year 1815; can you say whether that is generally practised?—To the greatest extent it is.

457. Both by old and new tenants?—Yes.

458. Has the produce very much increased on any particular spot of land?—No, I do not know that I have remarked anything upon that subject; I think it is quite as good as it was.

459. The cultivation has improved without producing a greater quantity?—I think there is an increase in some instances.

460. The cultivation has improved without any great increase of produce?—There has been an increase, no doubt; in many instances a great increase.

461. You say there were a good many leases when you first knew that county, which left the land in a bad state?—Yes, there were many at that time.

462. Are the rents well paid in Shropshire?—They are very fairly paid.

463. Are there not many arrears?—I think not so extensive as many people fancy in Shropshire.

464. You say the general system in your county is the system of house servants; is there also a system of hirings in your county?—Yes, in some instances, but not generally.

465. Have you any in your neighbourhood?—Yes.

466. Have you attended them?—No; merely walking through.

467. You cannot speak particularly to them?—No.

468. You say that the day-labourers are as well off as they were in 1815, provided they can get work; can they get work as well now as in 1815?—No; I think the day-labourer who is employed may be considered as well off now as he was at that time; but I do not think he will get employed so well as he did at that time; the farmer was in that situation then, that it was no matter what his wages were.

469. You say that the poor's-rates are not much higher than they were in 1817 and 1818?—No, they are lower than they were at that time.

470. Has there been any improvement in the mode of managing them?—Yes; in many instances greater attention has been paid to the management of the poor's-rates, and money saved in consequence.

471. You say that when first you went to Shropshire, that was a good deal like what Herefordshire was, in a backward state of cultivation?—Yes.

472. Do you know that Shropshire has improved more than Herefordshire?—Yes.

473. You think that the improvement in Shropshire is a good deal owing to the backward state it was in at that time, leaving it open to improvement?—Yes, and the introduction of a better system has been attended to, and great emulation among the farmers.

474. Do you mean the bone husbandry and the drill husbandry?—Yes.

475. You say that the culture fell off three or four years ago, during the low prices;

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prices; upon what species of land was that?—It had an effect on all descriptions, but particularly the lower.

476. You say now they are improving; does that extend to all species of soil?—I think it does, from the increased quantity of lime carried last year.

477. The improvement has been greater on the turnip soils than it was on clay soils?—I think it is greater on the turnip soils than on the other; but I have seen as good wheat grown on a good gravel loam as on clay.

478. The cultivation has decreased on the clay soils as compared with the turnip soils?—Yes.

479. You say that the chief improvement has taken place in the sort of gravel soils?—Yes.

480. How do you reconcile that with the statement that a great improvement has taken place in draining?—In many instances there is water under the gravel, and it has been removed to an amazing extent.

481. The improvement has taken place as much on the light soils?—Yes; it does not require to be so close done as on the clay soil.

482. To what extent do you consider the capital of the tenantry diminished since 1819?—I should think one-half.

483. You state that if you were to value land at this time you would take 7 s. 6 d. as the scale of the price of wheat; do you estimate that for the last five years?—Yes.

484. Do you consider that 7 s. 6 d. was the average price of wheat, independent of scarcity in those years?—Yes, within the last five years.

485. Can you at all state what the prices have been within that period?—I cannot from memory.

486. If the prices average 60 s. or 64 s. during those years, those years being to a great extent years of scarcity of wheat, when there is a deficiency of supply would you consider 60 s. as the average price, independent of that scarcity?—That would alter the question very materially; I think about 60 s. or a little more would give the average for the last five years.

487. Do you take into consideration that there was great importation from foreign countries in the years 1828, 1829, 1830 and 1831?—Yes, there has been; two years ago the wheat did not yield in the county of Salop or other counties, as it has done in some former years.

488. Then there was a diminished supply?—Yes.

489. Then taking that into consideration, do you think 60 s. can be taken as the average price of wheat in this country, independent of scarcity for the last five years?—It varies so much, I hardly know how to answer that.

490. Do you think the addition of 4 s. would have paid the farmer for his diminished crop?—No, certainly not, supposing 7 s. 6 d. to be that they were to go on in future.

491. You were understood to say that at 7 s. 6 d. for wheat and 3 s. 6 d. for barley, which have been the prices as you think during the last five years, the tenants have been paying a rent of 20 per cent. too much during that time?—No, not upon that; I should take that to work on now for a future letting, supposing that to be for the last five years.

492. Supposing those prices to continue, would you put the rent lower than it is now?—Many rents I would.

493. How much?—It depends very much upon circumstances.

494. How much in general?—I have stated that the lettings that I am acquainted with, the higher lettings, would require 20 per cent. to be taken off.

495. There are some lettings still remaining which at the present prices would require 20 per cent. reduction?—Yes.

496. Are those many?—Not extensive, I think.

497. Are there many lettings which at those prices would require no reduction?—There are some.

498. Are they many?—Not very extensive; I think the rents have not been altered in some instances since 1806, therefore nothing would be required except in case of a lease dropping in; in another instance they have been very materially reduced indeed.

499. If you found in Shropshire that wheat, instead of 7 s. 6 d., should produce on the average 6 s. 6 d., what reduction from those lowest rents would you think necessary?—That would require a little consideration, and to take into account the stock, for the stock ought to be calculated in regulating the rents.

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500. Supposing the wheat fell down to 6 s. 6 d. on the average, and the mutton and beef in proportion, would the lowest rents then require a considerable reduction?—That would depend a good deal on the state of the labourers and other matters, what extent would be necessary to lower them; other things would be coupled with that so as to make the calculation.

501. What other things?—If wheats fell, that would make a difference; if wages got up, that would make a difference.

502. If wages were to fall, would it be necessary to make any reduction of rental?—Reduction would be necessary, but not so large.

503. Would it be a considerable reduction, supposing the wages to fall as much as you have anticipated?—No, I should think not.

504. Supposing they were not to fall, would any reduction be necessary?—Yes, there would be a reduction required in proportion to the scale.

505. Supposing the price of corn fell and wages remained stationary, there would be no necessity for reduction?—Certainly not; I should think the farmers would work on the scale laid down.

506. Then it is altogether speculative in future, depending on the rate of wages and the price of corn?—Quite so.

507. You gave two scales of prices, one for 1826; when you speak of a reduction of 20 per cent., you allude to the scale adopted in 1826?—Yes.

508. The scale you have since given in is the scale on which you would now value?—Yes.

509. You think that rents might safely stand, judging from the last five years, upon that scale you have last given in of 7 s. 6 d. for wheat, and so on?—Yes, I do.

510. Have you many friendly societies in your neighbourhood?—Not many; I think there are none of any account.

511. Is the population excessive at all in these parts?—No.

512. Has it increased within your recollection?—It has increased, but not to any great extent.

513. Not to a greater extent than the employment?—I cannot say that; there is a want of employment occasionally.

514. Are you to be understood to say, that you thought the capital of the tenantry generally has decreased one-half, or did you apply that to the richer farmers?—From the year 1814 to the present time, I consider that the capital of the farmer has decreased one-half; the value of stock was then very large in the country; the capital of the farmer was so far decreased, that in some cases it sunk entirely; I think from 1813, 1814, the farming capital is reduced generally about one-third at least.

515. Do you recollect the state of the labourer in the year 1814, and two or three years previous?—Yes, perfectly.

516. Was it pretty comfortable?—Yes; but a great deal was done for him; the farmer let the labourer have grain, the labourer immediately under him, at less price; I did myself, and others did.

517. That was not necessary for the house servants?—No, certainly not.

518. The system of house servants principally prevails with you?—Yes.

519. You do not suppose there was less beef consumed during those years by a farm servant than now?—I should fancy there was; I think they did not get the beef then which they do now.

520. Upon the whole, do his present wages yield him a larger or a less share of the comforts of life than they did in 1815?—I think he is quite as well off now as he was in the year 1815.

521. And as fully employed?—I should hardly say that he was; that the day-labourer is hardly so much in request as in the year 1814.

522. When a day-labourer is in much request, has not that a tendency to raise his wages?—Yes.

523. Over the market price?—Yes, we hardly have an instance of that; a good deal of pains have been taken to get the farming labourers employed.

524. You still adhere to your statement, that the small proprietors in Clun Forest employ as many agricultural labourers as when you first became acquainted with them 20 years ago?—I think there is very little difference in that respect.

525. With what part of Herefordshire are you acquainted?—Within six miles of Hereford.

526. You do not know the county generally?—No, only one side of it.

527. Do you know the county between Bromyard and Hereford?—No.

528. Is

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528. Is Clun Forest inclosed?—No, it is an open forest.
529. Is it changed in its state?—Not the least; it is precisely the same.
530. Is there any improvement in agriculture there?—What improvement there is, is by the freeholders about Clun Forest; I think it may be said to be improved.
531. From your general knowledge of the quality of land in the different counties in England, is the general quality of arable above or below the average quality of land in general?—I should say it is rather above than below it, where I have surveyed.
532. The small proprietors you spoke of do not employ many labourers?—No, it is a good deal within themselves; it depends upon the extent of their property; in many instances they have families, and work it by themselves.
533. Has it come within your observation, whether the farmers of Shropshire were in the habit of depositing their money in the country banks?—I think where they have money to spare, it was laid out in land, and that after the depreciation by the lowering the value of land, that was the ruin of many of them; some of them borrowed money, as much as they could sell the property for afterwards.
534. Were they accustomed to deposit money with the country bankers?—Yes, they were.
535. Was that on interest?—I think some of the country bankers allowed them interest, if it was kept any certain time.
536. Do you think many of them keep money in the country banks now?—No, I think the farmer's banking now is to a small extent, and that very few make deposits now.
537. Is that because they have no money to deposit, or because they distrust the banker?—I think it is from the want of money; the farmers were in the habit of borrowing money of country bankers at that time, particularly to make a purchase.
538. Now you think they have none to deposit?—Not much.
539. Are the country bankers more cautious in advancing money than they used to be?—Much more so.
540. Why do you think they are more cautious?—From the circumstance of the state of the country.
541. What do you mean by the state of the country?—The losses they have sustained in many instances; they have sustained great losses.
542. Do you think if there was a more remunerating price of produce, they would not be inclined to make deposits again?—I think they might be; I think the farmers would have confidence in the bankers, if they had money to deposit.
543. What is the condition of the habitations of the labourers?—Generally pretty good.
544. What rents do they pay?—In general not high.
545. Have they any gardens attached to them?—Those have been increased a good deal; I have recommended in situations where I have been employed, to increase their gardens.
546. What is the usual rent paid for a cottage?—A cottage with half an acre of land 15 s. and 20 s., and some as high as 50 s. a year, and when they could have gardens added, that has been done, and it has had a very good effect.
547. Do you know any parishes where there has been a portion of the land given out to the poor?—There is an instance on a small scale, Mr. Clive's estate, that has been for some years.
548. Do you know any parish where it has been lately introduced?—No.
549. It is not the custom of your county?—No.
550. What is the least quantity of land you recommend to a cottage?—Half an acre.
551. Do you assist the labourers out of poor-rates when employed?—Only in case of sickness.
552. You have no instances of a labourer being paid partly out of wages, and partly out of rates?—No.
553. Do able-bodied men receive from the poor-rates now?—No, nothing of that kind is allowed.
554. Are the parishes generally managed under the Select Vestry Board?—Yes, mostly so.
555. With paid overseers?—In some instances the farmers do the business themselves, in others there are permanent overseers.
556. Is there a workhouse?—Houses are taken, but there is no workhouse in our neighbourhood.

557. You

557. You give relief out of the workhouse?—Yes, we give relief to widows and old people, but not to any labouring man able to work, except in case of sickness.

558. A labouring man wishing for relief on the ground that he could not be employed, what would you do?—We would put him to work, such as draining, breaking stones or pulling turnips.

559. Task work?—Task work and day work, it is done in both ways.

560. Generally speaking, very little relief is given to able-bodied men?—Very little indeed, it is not practised to any extent. We have instances where a man has a large family and had a misfortune, and we have given him 1 *l.* perhaps.

561. You have no instances of an extra allowance on the birth of every child?—No.

562. Do you find a difficulty in letting farms at what you consider a proper scale?—No.

563. Have you found persons of sufficient substance willing to take farms?—We have.

564. The rents have been reduced, you say, from about 15 years since; do you reckon that from the highest point when you first knew Shropshire?—Yes, in many instances more where they were racked up to a great extent. I know some instances where they were reduced at least one-fourth, that would be 25 upon the valuation I have before named, but in other instances there have been very high rents obtained for small farms, but on a very small scale.

565. If the price of produce should continue at the rates you have given, there would require no further reduction?—In some of those there would; but I am speaking of 7 *s.* 6 *d.* and so on; I would state these as a criterion to judge for a future letting.

566. Has not a considerable district of land of the worst quality in Shropshire ceased to be cultivated under the plough, and been thrown into grass?—No, there has not been to a considerable extent, and I think that the land under cultivation continues about the same.

567. Do you know either in Durham, your native county, or any of the counties adjacent to Shropshire, any considerable tracts of land of the lowest quality thrown out of cultivation?—No.

568. You have had no immediate knowledge of any county but Salop of late years?—I have been to particular estates in other counties, but not generally resident in other counties; I have occasionally been in Suffolk; I have gone over properties there, and have found that the labourer there was paid out of poor's-rates if he did not work; I have been down in Surrey a little, but not much.

569. Do you consider the cultivation as good in Suffolk and Surrey as it was formerly?—I cannot state; it was only a cursory survey.

570. What was the quality of the land in Suffolk, was it as good as in Shropshire?—No, not so good; it was a mixed soil.

571. Has the labour rate been carried into operation in the parts of Shropshire to which you refer?—No, we have had no occasion; the labourers have been in general employed.

572. You have stated as the average rent of arable land, 25 *s.*?—Yes, on the better soils.

573. Of course you must have some very inferior soils still cultivated; what are the class of soils there cultivated as arable land, how low?—As low as 8 *s.* an acre, and lower than that; I know some instances where 8 *s.* on the inferior soils has been the criterion, from 8 *s.* to 10 *s.*

574. That land is still in arable cultivation?—Yes, I speak of land where the climate is not good, and I should think from 8 *s.* to 10 *s.* is about the price of the inferior soil.

575. Still they carry on the arable cultivation?—Yes, they do.

576. Would that land bear grass?—Not well, I think.

577. It would for one year?—Yes.

578. Then if they did not cultivate it as arable land, they could turn it to no account?—No.

579. Is that on the sides of the hills?—Yes, on all sides.

580. You spoke of servants in husbandry being taken into the farm-houses; were those carters or shepherds?—Waggoners and ploughmen and cowmen, or whatever they may be.

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581. Does that system prevail there as much as it did 20 years ago?—I think much about the same; I see very little difference in it.

582. Of course they do not take married men into the house?—No.

583. They are the young ploughmen?—Yes, generally; there are cottages set apart generally for the farmer according to the extent of his farm, so as to have labouring married men.

584. They maintain themselves in their cottages with their wives and families, and many of the young men in farmers' houses?—Yes.

585. How are those young men hired?—Generally yearly.

586. Consequently they obtain settlements?—Yes.

587. Does a decent man live long with the same master?—I have known a decent man live five or six or eight or ten years, but the general system is a change every year; generally speaking, they change their places; the men like it somehow.

588. Do they live at the same board with the farmers?—No; very few in Shropshire.

589. Do those small proprietors in Clun Forest hire their servants in the same way?—Yes; but they have few servants; their sons and so on work; but they hire in the same way, where they want, to the extent of their necessity.

590. Are you to be understood, that on the whole 8 s. land is more profitable under the plough than in grass, under the present prices?—Yes; that would produce very little, if laid down three or four years.

591. What is the amount that 8 s. per acre land paid in the war time?—In some instances where persons took advantage of it, it would have been let for 16 s., I should think.

592. You say the fall in the rent of that land is cent. per cent.?—Yes.

593. In most articles, whether of luxury or necessity, has there not been something like a similar fall?—Yes.

594. Has there been a similar fall in reference to wages?—A proportionate fall; the wages were 2 s. 4 d. a day, now they are 1 s. 6 d. to 1 s. 8 d.

595. Has there been a fall of one-half in shoes?—No, I cannot say that there has.

596. Has there been a fall of one-half in coals?—I have been speaking as to eatables necessary.

597. Are you quite sure that clothing has not fallen?—It has fallen, but not to a great extent.

598. Have the small proprietors in Shropshire mortgages on their estates?—Many of them have, and always have had.

599. You say that the system in Shropshire is that of house servants; then the price of their food does not much affect them?—No.

600. All they have to pay for out of their wages is their clothing?—Yes.

601. The persons whose wages have fallen from 2 s. 4 d. to 1 s. 6 d. are weekly servants?—Yes.

602. You do not find a system growing up of hiring for part of a year?—No; it has grown up in some instances to evade a settlement, but we do not sanction it.

603. In some of the counties you have been in, they are paying the labourers out of the poor's-rates?—Yes.

604. Do you think the condition of your poor, when paid out of the poor's-rates, superior to that of Suffolk and Surrey, where they are paid out of the poor's-rates?—Yes, I think very far superior.

605. Do they grow wheat on the 8 s. land?—Yes.

606. What quantity in average years will it yield the acre?—I have known them have 10 to 12 bushels the acre; I should think it would average about nine bushels the acre, then that is after the fallow.

607. How much oats?—The oats vary according to the season, from 12 to 15.

608. When you say a fallow, do you mean a bare fallow?—Yes, a clear summer fallow.

609. Will this land bear a green crop?—Yes, I have seen good clover upon it.

610. Will it grow turnips?—Yes; any soil may be made to grow turnips.

611. Then they must lime it?—Yes.

612. Will those poor lands grow beans or peas?—Very indifferently.

613. What is the course of husbandry you refer to?—They take it a good deal upon the three course.

614. On this bad land, do they take two white straw crops running?—They do in some instances.

615. Do

615. Do you suppose the produce of wheat and oats on that land is equal to what it was in 1814?—Yes, indeed; I think it has varied very little.

616. Do they put as much lime on this 8 s. land as they used at any period you knew?—Yes, and in some instances more; but not in many.

617. When was this land first taken into tillage?—It has been in tillage for the last century probably, or the last half century.

618. How much seed do you sow per acre of wheat in your county?—I have known a bushel and a half and two bushels, and I have known three bushels and a half on this poor land; that would make a bushel and three pecks of the Winchester bushel.

619. How much lime do you put per acre?—It varies very much; the more I put the better it will succeed.

620. What is the general quantity used?—I would put two good waggon loads certainly, that would be about five tons.

621. What does it cost a ton?—It varies very much; it costs about 8 s. or 9 s. a ton, exclusive of carriage and turnpikes.

622. How far generally do they fetch their lime?—I have known it carried 10 miles, and I have known it carried 20 miles.

623. What is the average carriage?—In the immediate neighbourhood I am referring to, the cold lands about the hills, it may be five miles on the average.

624. Before they put in the wheat do they give it a summer fallow?—Yes.

625. How often do they plough it?—The better farmers will plough it four times, some only three.

626. What is the course?—It will be wheat probably one year in three or four.

627. Do you think that that is the general system?—Not generally; we wish to get them into four, but it is in small districts and small portions that system is pursued.

628. There is poor-rate of course to pay on that land; do you think that the nine bushels of wheat will pay the expense of sowing and carting lime, and rent, and so on?—No.

629. Then the man is out of pocket?—Yes; but if it is well limed it is considered that that lime not only applies to wheat but the oats and the clover; that will be the means of bringing the farmer out.

630. As he must sow seeds for the oats, as he must pay for the oats, and cart the oats and thrash them, and so on, and pay the poor-rates, do you think that any crops got upon that land during the four years will pay the farmer's expense?—Yes, but I would not take it; with that application of two loads of lime, I would say that the crop would be much increased; I speak of the thing as it is generally done; there is generally a good supply of lime, and with that quantity of lime it would produce the quantity I have stated.

631. How much would you put for nine bushels?—Probably there has been a ton or a ton and a half put upon it in some instances; I am referring to an extra quantity; but if that put on is merely two tons and a half, it materially alters the thing.

632. With the most moderate expenses of ploughing and sowing, can any man cultivate the land and pay the rent?—No: if he selects that description of land only, he could pay no rent.

633. This land in Shropshire comes out of lease every year, according to the custom of the county?—Yes.

634. Is there any difficulty in finding tenants at 8 s. an acre for it?—In some instances there has been.

635. Does not it follow from the statements you have given, that you would not yourself take this land at 8 s. an acre at the present prices?—No, I would not.

636. Would you take it at any price?—No.

637. Does not it follow, then, that it must go out of cultivation?—Eventually probably it may, but 8 s. an acre land is not taking the whole of the farm; probably that land is absolutely necessary to keep it in cultivation for the purposes of straw for the man's stock; a man may lose by that, but by the use of that gain in other instances.

638. You know of no farm consisting entirely of 8 s. an acre land?—Yes, I do.

639. In the case of a farm of that description annually coming into the hands of the proprietor, is there a difficulty in letting it?—Yes, there is in some instances; I have known some on hand for a year or two, but not extensively; I know one instance now.

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640. How long has that been on the proprietor's hands?—Only since Lady-day; he had it on hand two years ago; it was an estate lately purchased by the present proprietor.

641. The farm consists entirely of 8 s. an acre land?—No, not entirely so; but I understood it had been depreciated in its value.

642. It had been scourged?—Yes; it was let formerly at 20 s. an acre.

643. That is the only instance of a farm of 8 s. an acre land being thrown upon the proprietor, and his not being able to let it?—Yes.

644. Would you recommend a person to take it at 8 s. an acre?—Yes, indeed I would.

645. It is refused at 8 s. an acre at present?—I have understood so.

646. Where is it situate?—Just under the hills.

647. Has that land been long in cultivation?—Yes, it has.

648. You have spoken of the system of lime as a manure being very prevalent; do you put lime without anything else?—Yes, for wheat.

649. What is the beneficial effect of lime?—That depends upon the soil.

650. Generally speaking, what do you consider it?—If it is a fresh soil which has been broken up the effect is great. I do not consider myself a sufficient chemist to answer the question correctly.

651. Is not the general effect of lime to bring the vegetable matter into play?—Yes.

652. Then the continued succession of lime manure tends to exhaust the land?—No, I should not say so.

653. If you are premature by developing the vegetable matter from the soil, would not the tendency of that be to exhaust the soil?—Yes, but I should prefer lime in one course, and manure in the next.

654. Lime, you say, is principally there used?—Yes, except that made in the farm-yard, and that is generally applied for turnips; both are used occasionally.

655. What is the crop before wheat upon this 8 s. an acre soil?—Generally fallow before wheat, previous to that sometimes clover, sometimes oats.

656. You consider that there is vegetable matter from the clover for the lime to act on?—Yes, I do.

657. This 8 s. an acre land alluded to, if compelled to farm it upon a strong system of arable management, you would not take it at any rent at all?—No.

658. What do you consider the inducement to any man to take a farm of that kind altogether?—The farm does not consist of that. I was told that the farm had been reduced from 20 s. to 8 s., and I consider that bad management, for I would introduce a tenant who would give considerably more than that.

659. You were understood to speak of a whole farm of that sort of land?—The question was put to me as to arable land, and there are lands worth 40 s. an acre.

660. The farms all have good land in them?—Yes.

661. You consider that if that good land was let separately, it would probably let for more?—Yes, considerably.

662. If the tenant was very poor and wanted to get something out of the land for the instant, would you not consider that one of the best means he could use would be to throw lime upon this soil?—Yes.

663. A poor tenant who looks immediately to the next year's profit, one of the best means he has of getting a temporary profit is to throw lime upon it?—He looks forward of course to the produce to remunerate him.

664. Can you tell what the rent of the land was 40 years ago?—No, it is a farm that has been let for about 1 l. an acre.

665. Can you tell the rent between 1790 and 1800?—No, I cannot go so far back; I can go back to the last 15 or 20 years.

666. Do you happen to know, taking those farms on which there is a good deal of this 8 s. land, what the general average rent is that the farmer pays for his whole farm?—Probably from 12 s. to 15 s., where that description of land forms a part; there is some in most farms; there is some good land, and some of this description; there is a good deal probably of pasture and meadow land, which is worth a great deal more.

667. Are all those lands titheable?—Most of them.

668. In what part of the county of Surrey have you visited any farm?—Near Dorking.

669. What were the wages of labour there?—It was four or five years ago, and I can scarcely say.

670. Still you thought the labourers were worse off there than in Salop?—Yes.

[For remainder of Evidence taken 14 May, see Q. 3781 to Q. 4077.]

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Jovis, 16^o die Maii, 1833.

THE RIGHT HON. SIR JAMES GRAHAM, BART.

IN THE CHAIR.

David Hodgson, Esq., called in; and Examined.

671. YOU are of the firm of Cropper, Benson & Co. of Liverpool?—I am.
672. Largely engaged in the corn trade?—Occasionally.
673. You have been so engaged for some years?—A great number of years.
674. Will you state for how many years you yourself have been concerned with this trade?—Considerably upwards of 20 years.
675. You are in the practice, in particular seasons, of estimating the produce of each harvest, and the quantity remaining on hand in the whole kingdom, are you not?—We are in the practice of estimating the produce of the wheat crop annually, by a particular course of examination, but have not equally certain data by which to compute the stocks on hand, and on that head we are more in uncertainty.
676. Will you state to the Committee the means which you use for the purpose of ascertaining, as accurately as you can, before the commencement of harvest, the probable produce of the harvest?—The practice is to send persons, furnished with suitable instruments by which to measure given portions of the land under wheat. The route being uniform, we are enabled to form a scale through which to institute a comparison as to the annual produce of the crop.
677. Is the district a circle, of what extent?—From 800 to 1,000 miles.
678. Embracing what counties?—The western, commencing with Lancashire, proceeding south as far as Middlesex, embracing the east coast, and several midland and northern counties, to the extent sufficient, as we deem it, to give a very fair average of the whole of England.
679. Does it include Somersetshire?—Part of Somersetshire.
680. The whole of Shropshire?—Yes; Cheshire, Warwickshire, Middlesex, Essex, Suffolk, Northamptonshire, Yorkshire and Lancashire.
681. The whole of Yorkshire?—I think the whole of Yorkshire; I may have omitted other counties also embraced in it.
682. Do they confine their inquiries and observations to the growing crop, or do they extend their inquiries as to the stock on hand, first in the hands of the farmers, then the millers and jobbers?—They generally give an opinion as to what they see of old corn remaining in stack-yards, with other observations; but offer no opinion upon the object of their mission, merely following the routine fixed for them, and the result is arrived at from data thus procured.
683. The process is, they measure a certain portion of land under crop for each of their distances?—Yes; the examinations take place in fixed stages, perhaps 18 or 20 miles to each; and the dimensions, taken at about equal distances, form a figure under which the acreable produce is represented.
684. You compare and register your remarks, and combine these facts when brought into a focus; and from them you form a cabalistic scale?—Yes.
685. Taking a figure as the average amount?—Yes.
686. And everything below the figure shows a produce below the average; everything above the figure shows a produce above the average?—Yes.
687. For how many years have you this register so framed?—With accuracy, not prior to 1815, though the examinations were commenced some years before.
688. The variation of seasons of course must enter largely in producing an effect on the average?—Certainly.
689. Have you any means of informing the Committee whether, excluding the variation of seasons, judging from the data returned to you within the last five

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years, the average produce in the district which is the same district periodically visited, the growth of wheat has materially diminished or increased?—The examination taken refers only to the acreable produce; we have adopted no means of ascertaining what number of acres are under wheat. I can state as to the acreable produce, but I cannot give any certain opinion as to a variation in the change or extent of cultivation.

690. The acreable produce rests on actual experiment?—Yes.

691. And excluding the variation of season, as in the former question, should you say that the acreable produce was increasing, diminishing or stationary?—The figure, certainly, of the past five years denotes a diminution of acreable produce; but whether from season or deficient cultivation I cannot say. On any retrospect which on the moment I am enabled to take, I recollect nothing very remarkable in the seasons of these years.

692. Assuming the last four seasons to have been average seasons, the result of the actual experiment would show a decrease of acreable produce?—Whilst I think it would so seem, there is at the same time hardly experience sufficient to warrant that conclusion. In referring to past produce, you find three or four seasons in succession producing more, and three or four producing less.

693. Will you specify which of these four years you allude to?—The last four, say 1828 to 1831, were 18 per cent. below the consumption of the country. By the consumption of the country I must be understood as not meaning an average crop, for an average crop is not equal to the consumption.

694. How much is regarded as the consumption of the country?—An average crop may be about nine per cent. less than the consumption.

695. Since when has it been that?—I refer to the average of the whole period of 17 years over which the survey of the crop extends: viz. from 1815–16 to 1830–31. During that period the importation from all quarters of wheat and wheaten flour, including Irish, has amounted to about 19,000,000 of quarters, or about 1,120,000 quarters annually.

696. Can you distinguish the Irish importation from the foreign?—Yes.

697. What has been the proportion of 19,000,000 from Ireland, and what foreign?—I cannot at this moment readily give the aggregate, but in the memoranda before me I perceive that from 1815 to 1819 Ireland supplied only 150,000 quarters annually; from 1820 to 1827 it rose to about 450,000, and further from 1828 to 1831 to about 600,000 quarters. The rest of the import was of course furnished entirely from foreign parts.

698. Can you specify the quantity in the last two years, 1831 and 1832, from Ireland?—Not accurately. I believe the returns have not yet been made to Parliament.

699. Can you distinguish Canadian from foreign?—I have not done so, though it would be quite easy so to do. I am under the impression that the Canadians' portion of the supply may have been from 70,000 to 80,000 quarters.

700. Is it gradually increasing?—Not gradually; it has fluctuated, and could no doubt be materially increased, depending upon the prices in England, and whether any sufficient advantage could be gained to induce a substitution of American wheat or flour for the Canadian consumption, so as to liberate a larger portion of the home growth of those provinces for export.

701. The regulation of your scale for the purpose of averaging the proportionable productiveness may be traced with very considerable accuracy?—With regard to quantity we have found it singularly accurate; as to price not equally so. Price is affected by circumstances, such as public opinion, currency, and causes not always strictly subservient to quantity. During the period of 17 years already referred to, as to quantity, the actual importation was 1,120,000 annually, and according to the figure in the examinations of crop, it should have been 1,060,000 quarters, which is a singularly close approximation. One even much less near the truth would have been conclusive as to the value of the plan for affording a good criterion whereby to judge of the produce of the home growth of wheat.

702. Let me ask you your general opinion, though the data on which you form it may not be so express as to the acreable produce, yet what is your opinion as to the general produce of wheat in this country within the last five years; is it increasing or diminishing, excluding Ireland?—I have no means of forming a judgment, but may I suggest, unless there be some marked difference or disturbing causes in England not in operation in Ireland, that some proportionate progressive increase, similar to what has taken place in the Irish growth, may be supposed in England.

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Ireland from 1815 to 1819 exported only 150,000 quarters annually, whilst of late years she has afforded a supply of 600,000, without any reason to question that her consumption, though comparatively small, has not likewise increased. I am uncertain if the poor-laws, as administered in the agricultural districts in England, may have an injurious tendency, but without some such disturbing cause of a local nature, I cannot see why an increase in growth should not also have taken place in this part of the empire. I am however unprepared to offer many facts on the subject.

703. Your opinion is no such increase of growth has taken place in this country?—On the contrary, I think it is a fair inference to suppose there has; it is, however, I must admit, but rather a hasty opinion which I offer on the subject.

704. From experience should you say that the agriculturists of this country have of late years kept by them so large a quantity of corn as they used to do formerly?—Not nearly.

705. To what cause do you ascribe the diminished quantity reserved?—Partly to inability, and partly to disinclination, growing out of the unprofitable result which of late years has attended the practice. On referring to my memoranda, I can state the computation of stock made by my house since 1816; viz.

1816 left over at the time of harvest, 6 months' consumption;

1817	-	-	-	-	-	4 ditto;
1818	-	-	-	-	-	5 ditto;
1819	-	-	-	-	-	5 ditto;
1820	-	-	-	-	-	3 ditto;
1821	-	-	-	-	-	5 ditto;
1822	-	-	-	-	-	4 to 5 ditto;
1823	-	-	-	-	-	nearly 4 ditto;
1824	-	-	-	-	-	about 5 weeks;

but since that it has scarcely equalled a month's consumption, and in 1829 was so much reduced that no period was affixed to it in the computations.

706. At what do you estimate the annual consumption now?—The scale on which I go is assuming it to be about twelve millions.

707. Has the trade of buying corn in cheap seasons, for the purpose of selling it at high prices in dear seasons, been carried on as extensively of late years as it was formerly?—I think not nearly. If my premises be correct, it could not indeed be so; there has not been the corn to invest it in. As regards home grain, certainly not.

708. Is capital employed in buying home-grown corn, or in the purchase of foreign grain?—Smaller capitalists, and persons speculating with reference to their own particular branch of the trade, as millers, frequently prefer grain of home growth, as affording greater certainty of the power to dispose of it when their convenience or inclination may prompt that course; but greater capitalists more commonly are tempted to buy foreign, because, whilst excluded from the home market, the price is much lower, and, generally speaking, it is better calculated for keeping.

709. Is there not a double inducement to speculate in foreign grain, both as to the rise of price and the advantage in the descending scale of duty?—No doubt.

710. Is not that, therefore, a strong inducement to persons to confine their speculations to foreign corn?—Certainly.

711. From the low prices of corn which have lately prevailed in this country, has not there been a great loss of capital in corn speculations?—I think of late years there has been a great loss, I am uncertain in what degree, arising from the alternations occasioned by the existing corn law, which, though exercising an injurious influence in that respect, is better than the old law.

712. What do you mean by the old law?—The law of exclusion, until the price reached 80s. I think the present law is an improvement upon that.

713. Have the retailers kept as large a stock of flour and wheat as they used to do, within the last five years?—The probability as to flour is, that it may be much the same. It cannot be kept with advantage beyond a limited time, nor the consumption accommodated without a moderate stock.

714. Have the millers or farmers kept as large a quantity of grain?—The quantity of grain held by the miller fluctuates a good deal.

715. The capital employed in speculation is less, and the stock on hand is infinitely less?—Yes.

716. With regard to the supply from abroad for the last five years, as compared with

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with the annual consumption, what has been the amount of the supply?—From 1828 to 1831 the importation has been about 2,140,000 or 2,150,000 quarters, including Ireland.

717. Judging from the foreign supply of the last five years, which you take as years of average, supplying this country, for wheat produce, does the supply from abroad meet the consumption of this country?—The last five years have not been average crops.

718. I thought you had stated in a former part of your evidence that you considered the last five years to have been an average, as related to season?—I said that, as regarded season, I was not able to account why the crops had been much deficient; but as to fact, that 1828, with the exception of 1816, was the most deficient crop within the period of our examinations; 1829 was also a very deficient crop; 1830 was deficient; also 1831, though less in degree; likewise the crop which we are now consuming is barely an average.

719. Is the Committee not to infer that the diminish in supply of home growth must be ascribed to some other cause than the seasons?—I mean to say that I am unable to ascribe the deficiency to season, or any particular cause, but to state the fact that the four years from 1828 to 1831 have been seriously below an average; on the aggregate 9 per cent., and 1828, the most defective of the series, about 15 per cent. below an average.

720. When you say an average, you mean an average referable to your fixed number?—Yes; the average figure has not varied materially for a great number of years, and I am quite disposed to believe that it is correct.

721. But is not your average referable to a fixed number?—Certainly; a scale is formed on the result of the annual examinations, which, whether referring to positive quantities or not, is immaterial, so long as it affords the means of comparing one year with another. It is by being enabled to institute such comparison that the end of the examinations is attained.

722. I understand you to mean that you take, for instance, 12,000,000 quarters as the consumption of England, and then you say this year has been so much above or below the given number?—Yes.

723. And it is that given number which you would not wish to state?—Exactly.

724. To return to the question of the foreign supply, what proportion of the whole consumption does the foreign supply bear, excluding Ireland?—For the four years, ending with 1831, about 13 per cent.

725. Taking 12,000,000 as the average consumption?—Yes; about six or seven weeks' consumption.

726. Is the Committee to understand that supposing we have an average crop of wheat, in addition to what is furnished by Ireland, you would say that this country would still require 1,500,000 quarters of foreign supply?—No; we have been referring to the last four years, which are below an average. An average crop would, according to my estimate, require an importation, including Ireland, of about 1,100,000 quarters.

727. Taking this as one country, supposing an average crop of England and Ireland, would the average crop supply the whole consumption, or what is required in addition from abroad?—It would require an importation from abroad of about 500,000 quarters.

728. That is referable to the average founded on the home growth since 1815, is it not?—Yes.

729. If from any cause you were to assume the average of the last four years to be the permanent average, then of course a much larger supply would be necessary?—Yes; instead of 500,000 quarters, 1,500,000 would be requisite.

730. When you say that the four years have been deficient 18 per cent., do I understand you that it was deficient from the examination of the persons you sent out?—Certainly; the figure of each crop is determined before harvest, and is formed on figures having no reference to mere opinion, but on actual dimensions.

731. Do the facts afterwards generally confirm the accuracy of the estimate?—As to quantity, remarkably; not, as I observed before, equally so as to price; and on that account it may be more valuable to the Government than as affording a certain guide for mercantile speculation.

732. If from any unforeseen accident, from adverse seasons, a much larger supply than 1,500,000 quarters would be required for consumption, does your knowledge

knowledge of the foreign supply enable you to state whether that can be obtained, except at an immense cost?—No doubt a large supply could be obtained. The experience of late years has shown that upwards of 2,000,000 quarters have been obtained, the average price in this country not having, I think, much exceeded 75 s. a quarter.

733. In 1816 you state that the stock on hand was about six months' consumption, and that at the harvest of last year it was not above a month?—I should think not above a month.

734. Had the harvest of last year resembled the harvest of 1816, the stock being so much diminished as compared with the stock on hand, and the average supply being so much greater in 1816, what would have been the condition of this country?—I cannot say what it would have been.

735. Would it have been a very serious calamity, in your opinion?—No doubt, a very serious calamity. If correct in my recollection, there was in 1816 a great failure in potatoes, and other produce generally. On the contrary, in the late year potatoes have been abundant; but, if coincident with such a low produce and stock of wheat other things, as oats and potatoes, had been deficient, we should have been in a condition truly alarming, as regards the country.

736. Are we not exposed to very bad harvests at any time?—We are, no doubt; but less to their injurious effects in proportion to the extent of our external means of supply.

737. 1816 was a period of peace, was it not?—Yes, it was.

738. Judging from the state of the supply in 1816, and the circumstances I have just alluded to as so altered as compared with 1816, if a harvest equally bad was now to occur, the necessary expenditure of capital to supply the deficiency must be so large as to entail a loss, or rather an expenditure of capital infinitely greater than an annual protection of a moderate kind, sustaining a supply in this country?—I think a very enormous amount of capital would be lost in the case of a great deficiency.

739. Was not the season of 1816 not only deficient here, but in other parts of Europe?—I believe it was; in 1816 Ireland, in place of being an exporting country, had a balance of about 20,000 quarters against her.

740. Supposing a year similar to 1816 to occur, affecting England and Ireland and France, and the other parts of Europe, is it your opinion that in the present state of stock on hand it would be possible for the whole world to supply the deficiency?—If the question had been put to me a few years ago I would have said certainly not, but after the large supply so readily obtained of late years, I should hesitate in saying certainly not, though the peril of such a situation might reasonably excite much anxiety should it occur.

741. Have you not during the last four years searched almost every part of the world for corn?—Yes.

742. Even brought some from the East Indies?—Yes; but that was more experimental than as matter of supply.

743. Do you not conceive that if any one of the years to which you allude, from the year 1828 to the present period, had been of a similar character to that of 1816, that the deficiency which occurred during that period would have been felt with greater pressure in this country?—I should think there cannot be a question of it.

744. Can you state to the Committee whether you think that in parts of the country there is any falling off in cultivation?—I am quite unable to answer that. It occurs, however, to me to mention that last year parts of England, as Essex, Kent and Sussex, yielded prodigious crops, whilst in other parts there was great deficiency, differing from each other almost a hundred per cent. in some cases.

745. I am asking you whether the persons you send about the country have reported to you that the cultivation of the country generally deteriorated?—The men we send are mere machines, so far as the examination of the wheat crop is concerned, and their avocation does not embrace any general report on the subject.

746. Do you think, supposing this season to be an average one, that the agricultural produce would be lower than it has been in former years?—I should think not; but a continuance of unusually scorching weather, such as the present, for a fortnight or three weeks, might be cause for alarm.

747. Do you think, upon the whole, either from the exhaustion of the soil, or deficient application of capital, we have reason to apprehend a falling off in the produce

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produce of agriculture in this country?—I should think not. There has existed a manifest derangement, or dislocation, in the affairs of agriculture of late times; but as I cannot discover any cause, unless it be accidental or artificial, I see no reason why agricultural produce should be raised in lessened quantity. If a mal-application of poor laws oppress the agriculturist, in augmenting his cost of labour, or if he suffer from too high a rent, not yet accommodated to the changed value of money, the one can be corrected by legislative interference, and the other will be rectified in the ordinary course of bargaining. The interchangeable value of wheat, as against commodities generally, it appears to me, is greater than it ever was, and I cannot discover why, except from causes of an artificial kind, and within our own power to control, we are to suppose that the cultivation of land in this country will go down.

748. Do you think that the prices of hats and shoes and coats have fallen in the same ratio as a bushel of wheat?—Shoes probably have not; as to hats I do not know; but clothing of almost every kind has fallen to the full as much as wheat.

749. Do you think that the price of the retail article in wool has fallen in the ratio of the wholesale?—It has fallen very much, and cotton has fallen especially.

750. Do you think that the agricultural labourer has the same capacity of buying shoes and coats as he had in 1813?—I think in 1813 the agriculturist was participating largely in the delusive advantages of the depreciation of currency then in progress, and which was mistakenly ascribed wholly to the improved condition of the times.

751. Still he was in a comfortable state then?—I very much question whether in 1813 he was at all able to exchange a bushel of wheat against as many conveniences as he can now.

752. You do not know whether the agricultural labourer is in or out of employ?—It is an obvious fact that there is a great competition for labour in this country, for we see men, for want of employment, expatriating themselves in great numbers daily.

753. When you say that he is able so purchase the same quantity of necessaries as in 1813, you suppose the men being regularly employed?—I conceive they must have the same employment still.

754. Do you think that the year 1813 is a period that could be fairly selected as the test of permanent agricultural prosperity, a year during the heat of the war, when Bonaparte had marched 600,000 men to the invasion of Russia, and disturbed the whole commercial arrangements of the continent of Europe; might not there have been a stimulus to war prices which would give a fictitious value to agricultural produce?—As to the year 1813, I do not immediately recal the circumstances attached to that distant period; but I may observe that in agricultural produce it was a year remarkable for abundance; and if the farmer received even a moderate price, he obtained it on perhaps nearly the largest crop ever known.

755. Was not the fall after the harvest of 1813 very great?—I think it very likely was.

756. Would not the failure of Bonaparte's expedition to Russia account for a great fall in the price of wheat; the prospect of peace?—Yes, at the latter end of the year.

757. What is the ground of your opinion, when you say that the cultivation of land is not diminishing?—I have not any very accurate data, but I cannot see why it should be so.

758. You said that supposing this was an average season, you saw no reason why there should be a diminished crop?—I think not. I have no positive data. I infer that there is no ground why there should be a diminution of cultivation in this country, seeing that the exchangeable value of wheat, as against commodities, is as great as it ever was, unless it arise from the circumstance of pressure through rent, or mal-arrangement of the poor laws.

759. The ground of your opinion is a theory of your own, and not derived from practical information on the subject?—Certainly.

760. For the last four years the crop has been 18 per cent. below the consumption; will not your average be altered for the last four years?—Surely. The four years form part of the average.

761. Your average is not much altered from what it was in 1828?—A little.

762. If rents generally in this country should be exacted with reference to 60 s. being the average price of wheat per quarter, can such rents be sustained, in your opinion?—I have no means of knowing that.

763. What

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763. What has been the average price for the last five years, since the new corn laws came into operation?—I am sorry to say I cannot state that.

764. Do you think that 60 s. will be the average price under the operation of the present corn laws?—I have not formed an opinion.

765. Supposing under the present law such a year as 1813 and 1820 was to occur, with a considerable import of foreign corn in an antecedent year, do not you think the prices must fall as low as they did in 1822?—I should think they would.

766. Have the prices since the last alteration of the corn laws been more or less steady than in former years?—I think rather more steady.

767. Do you recollect any anterior period when a greater steadiness prevailed?—I should think that during the period that the importation was virtually free, having then only the fluctuation incidental to natural causes, as abundant or deficient seasons, prices would be more steady; but I do think the present law better than the last, inasmuch as it is calculated to produce alterations of less extent.

768. Do not you think it has been as steady, if not more so, than at any period since this country required considerable importation for its own consumption?—I do not know that I can otherwise answer the question, than by giving my opinion that a degree of steadiness, rather, may I say, of less fluctuation, has arisen under the existing law than under the last, inasmuch as the present contains in its provisions less of the element to produce such an effect.

769. Do you mean the law of 1815?—Yes.

770. Do you not conceive that the circumstance of four successive years of deficient produce would lead to the result of greater steadiness and less fluctuation of price?—Certainly, I think it would.

771. Suppose four or five years average crop, do not you suppose that the graduated scale would have the same effect on the prices?—I should think four or five years average crops in succession, or even below average, if not greatly below, would have a tendency to make a steady price, either high or low.

772. From great scarcity to an average crop, you always have a great change in price?—Certainly.

773. You have already stated that the present graduated scale has given great steadiness of price?—Less fluctuation than under the old law, but by no means calculated, in my opinion, to secure steadiness of price.

774. If the prices of 1828, 1829, 1830 and 1831 ranged from 60 to 66, would you conceive that under a deficient harvest that was a great variation?—No.

775. In the course of your dealings in corn, have you observed that there is any sympathy between the production of this country and the corn-growing countries of the north of Europe?—I think, generally speaking, when there is a failing crop here, there is also a failure in the rest of Europe; America seems not within the range of the same influence.

776. Do you think it possible that any country having a large population to feed, accustomed to bread as their common food, is it possible that any country can expect, by any regulation whatever, to have other than great fluctuation in the price of corn?—I think that great fluctuations in the price of corn may be expected, from natural causes, in every country.

777. Has not the trade in corn always been a very gambling trade?—Decidedly, and I think it much to be lamented, that to the natural causes of fluctuation our own laws should have superadded such elements of aggravation, as to fix its character as a gambling trade. To this serious objection, though improved when compared with the late law, the present corn regulations are still exposed.

778. Is it not proverbial among merchants that dealing in corn is a very hazardous trade, and that very few persons make large fortunes by it, and still fewer keep them?—I am not prepared to answer that in the affirmative. The Americans carry on a very extensive trade in flour with the West Indies and South America, without being subject to the fluctuations we have. I am not aware that the character of the American millers is at all that of a gambling, speculative people.

779. What is the lowest price of American flour you recollect?—I think four and a quarter dollars.

780. What is the highest?—I think 10 or 12.

781. Are not these as great if not greater fluctuations than we can show in the price of corn?—These are very extreme cases; I however think, on the whole, that the Americans maintain a more equal price than we do, except perhaps when under the influence of our uncertain demands upon them.

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782. When the price was carried up to 12 dollars, it excited no discontent in the country?—Not that I know of.

783. Do you attribute that to the facility people have of paying any price for their food?—I should think it probable.

784. Though the corn trade be hazardous, leading to frequent and severe loss, is not the speculation in corn, in case of a deficient harvest, very advantageous to the public?—Speculation in corn, having the effect of reserving the abundance of one season to supply the deficiencies of another, is highly beneficial; but the present corn law may and does operate to admit quantities of grain for home use at times not requisite for the consumer and most inopportune for the interests of the farmers; as, for instance, on the eve of a harvest, which may turn out to be very productive. Furthermore, in creating fictitious scarcities, prices rise to a point to encourage undue speculation, more corn is bought abroad than is wanted, and the result is a correspondent subsequent depression in England, and diminution of capital; a result in a national point of view, as well as individually, as it appears to me, always to be lamented. In exemplification, the Americans would, in the ordinary course of things, have no corn trade with England, the average prices there being considerably above the average in the Baltic, from whence, at a moderate fixed rate of duty, a supply for an ordinary deficiency would be derived, and the Americans only be resorted to in extraordinary cases; at present the fictitious elevation of prices, occasioned by the law, mislead and cause loss.

785. Is not the corn and flour which is in bond ready for the public use in case of an emergency?—Yes.

786. Do you recollect the period of admission of foreign corn and flour in 1830?—I do not at the moment.

787. Was there not a very large quantity admitted in the latter end of August and in the beginning of September?—I think there was.

788. Suppose that had been followed by an abundant harvest, do not you think that would have caused great fluctuation?—No doubt a very great depression of price.

789. Your object in advocating a fixed rate of duty is to lower the price?—It is also to give a steady price.

790. Supposing a fixed duty, at what rate do you think we could have corn from the continent of Europe, free of duty?—That would in part depend on the duty itself.

791. Would it not be regulated by the quantity that would come?—Certainly.

792. Would you not advise that the duty should be permanently fixed, so that all persons attending to the trade would know what duty they had to pay?—Certainly.

793. Supposing that corn should rise to 80 s., do you think a fixed duty would be maintained?—Such as would be considered merely a fair impost for revenue probably might always be maintained.

794. Do you think that a revenue duty could be maintained if corn was at a famine price?—I think such an extreme case would fairly call for an especial consideration on its occurrence; but under all ordinary circumstances a duty of revenue might, as it appears to me, be maintained as well on corn as on cotton, or anything else; I mean a tax laid in due proportion, simply for the exigencies of the State, and not for what is called protection.

795. Do not you think that would cause a great convulsion in agriculture to introduce a law of that kind suddenly?—I think the convulsions much greater as the law is, and the position of landlord and tenant is, I apprehend, not very enviable as affected by the present regulations.

796. You would have it so low that even in times of scarcity it would be indifferent whether it was removed or not?—I confess I should think that the sound principle.

797. Do you see no difference between a revenue duty on corn and on cotton, corn being the necessary of life to the whole population, and cotton a raw material of manufacture?—I think they are nearly all alike; I do not see why men should not pay their just proportion to the exigencies of the State, without reference to the commodity taxed.

798. Do you think that the duty could be got on again after it had once been taken off; would it not be a difficult matter to re-establish it?—Possibly it might; I do not know.

799. That would leave agriculture without any protection whatever?—I think it does

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does not want protection, but that what is wanted is increase of capital. If by any means capital be increased, an augmentation of the value of property will follow. I am not prepared to say that all the increase, through a supply of cheaper food, would at once fall to the share of the agriculturist, or that a temporary loss, through decline in price, might not be his lot; but if we look to the great rise in land in England, it is not perhaps even chiefly occasioned by a demand for arable purposes merely, but, in proportion to increase in wealth, by a demand for grazing and other uses, more in connexion with luxury. Near and in large towns land has value frequently from 300 *l.* to 500 *l.* an acre, whilst in more remote situations it may be worth only 70 *l.* or 80 *l.*: and in such augmentation the landed interest would ultimately, I have no doubt, receive not only ample compensation, but great gain.

800. The importation of foreign corn would not diminish the aggregate value of the land of the country?—I think it would not; and land to be thrown out of cultivation by the admission of foreign corn, without even any duty, must be of very inferior quality, as it would always possess the advantage of being saved from the expense of transport to a market.

801. Is not the facility of transport from some parts of the Continent as great as from many parts of England?—The facility of transport is very great in this country.

802. What is the freight for a quarter of wheat from Dantzic to the port of London?—I do not exactly know; to Liverpool it might, I am told, at the present moment be had at the unprecedentedly low rate of 3 *s.* 6 *d.* a quarter in a foreign ship.

803. What is the freight from Lincolnshire to Liverpool?—We have no intercourse that way.

804. What would it cost by passing along the Humber to Liverpool; would it be less than 3 *s.*?—I think it would not.

805. At the present time it costs nearly as much to convey a quarter of wheat from Lincolnshire through the canal to Liverpool as from Dantzic to London?—More perhaps.

806. To what do you attribute this?—There is no wheat wanted from Dantzic; if there were a demand, the freight would rise, and instead of 3 *s.* 6 *d.* would probably be at 7 *s.* a quarter.

807. When the trade had accommodated itself, would not the freight fall back again?—Not to so low a rate; nor could the cost of importation from Dantzic to Liverpool, including all charges, be calculated at less than 10 *s.* a quarter.

808. Would you compare Rotterdam with the interior of this country?—Holland generally is an importing country for grain.

809. Are you aware what is the price of freight from Rotterdam to London and from Boston to London?—I am not.

810. Why you know that you can get wheat at Rotterdam at a certain price; I wish to know the variation as compared with other places. It is much cheaper than it is at Boston?—Certainly.

811. Have you ever considered, in the case of a free trade in corn on an average of 10 years, what would be the deduction below the average price of the last 10 years?—It is quite a matter of opinion; the probability I think is, that with a duty not exceeding 8 *s.* a quarter, an importation of wheat to the extent of 800,000 quarters might be annually had, at a price costing in this country (exclusive of duty) about 45 *s.* a quarter.

812. In your statement as to the counties you take in in your survey, was Lincoln included?—Part of Lincolnshire.

813. Are you aware that the harvest was not so well got in in the north as the south last year?—Quite.

814. Can you state how the average was in the north as compared with the south?—I cannot.

815. It was very much injured?—It was.

816. What was a bonus to the south was anything but a bonus to the farmer in the north?—The produce was less in quantity and quality in the north.

817. Have you paid any attention to the quality of corn generally for the last eight years; do you think it is better or worse?—I do not see any perceptible difference. I was asked earlier in the examination if I had any reason to suppose that the acreable produce was less now than at former periods. It occurs to me to mention that the last crop, 1832, was very remarkable as to the difference of produce in some districts. In parts of Kent, Essex, Sussex and Norfolk there was the largest produce I have known, while in parts of Cheshire there was less by nearly

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one half; thence showing, that under favourable or adverse circumstances, the produce continued to be large or small, and that no inference can be safely drawn as to inferior production from defective cultivation.

818. In the survey of the persons you employ do you perceive any farms to be untenanted?—I never heard of any.

819. Do they go to the farm-house or merely drive through the country?—They have a certain route, from which they do not deviate, and have nothing to do with the farmers.

820. Do your agents ask any questions on this particular subject?—They may ask questions, and occasionally give opinions when they return, but these form no part in the tables made for our information, and on which the opinions I give are grounded.

821. They have no means of knowing whether such a farm is tenanted or not?—They are sent for the sole and express purpose of taking an account of the wheat crop, according to a fixed form, and we do not wish to draw their attention from that course.

822. You gave an account to a former Committee of what you considered to be the number of bushels of successive harvests?—Yes.

823. Could you give the Committee the account of the number of bushels since that time?—I could; but would rather be excused.

824. Do you import Irish corn?—We do occasionally.

825. Has the quality improved within the last few years?—Decidedly.

826. Is it not heavier than it was?—It is better prepared and better grain altogether.

827. You mentioned that the produce of wheat last year was greater than it had been in former years?—Yes, in some districts; less in others.

828. Do you confine that observation as to wheat, or does it extend to other grain?—I have all along been speaking of wheat only.

829. You have no reason to believe that the produce of other grain was less?—I have no reason.

830. In some districts the produce of wheat was greater?—Yes.

831. Will you be good enough to mention what districts they were?—If I had been aware of what questions would be asked, I should have prepared myself accordingly; but my want of information on that head must be my excuse for the imperfect manner in which I have answered many of the questions put to me.

832. In some districts the produce was much less?—I think the difference would almost be as from 23 to 45.

833. In order to return the relative increase or decrease, we ought to have a figure as to which the 23 or 45 could be referred?—As to the comparison of productiveness I am sorry that it does not occur to me how better to enable it to be made.

834. In the periods in which the 45 represents the produce, the average was probably 40?—No; 45 and 23 are merely to show the extremes of production last year.

835. If persons came from those parts of the country which are represented by the 23, we should come to very erroneous conclusions as to the other parts of the country?—Certainly.

836. That is limited to last year?—Yes.

837. If you took a series of years, no such irregularity would arise?—There is always some difference, frequently considerable, but not as great as it was last year; and if, in the course of the labours of this Committee, practical men be questioned, they will probably confirm this unusual difference in last year's produce, as regards the parts of the country with which they may respectively be conversant.

838. Was it in both light and heavy lands that there was this description of crop?—It was a failure in one description of land, but I do not immediately recall in what sort.

839. Do you ever remember a better season than last year for the production of wheat in Kent, Essex, Sussex and Norfolk?—I should say there rarely ever was so good a one.

840. You said that it varied from 23 to 45; have you known the land which produced 45 produce as low as 23 in unfavourable circumstances?—I should say I have known it produce as low as 23, and in ordinary years much the same as other land.

841. You say that 19,000,000 has been supplied to us within the last 17 years?—About 19,000,000 in wheat and flour.

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842. That is about what we require on an average?—No; the average annual importation would be about 1,120,000 quarters.

843. That is 9 per cent., is it not?—I should call it about 9 per cent.

844. How long will corn keep, to be good?—Much depends on the condition. If originally in good condition, wheat, kept in suitable places, may be long preserved. The produce of America or Poland will keep better than what is grown in England or Ireland.

845. Is not that kiln-dried?—I think it is not.

846. How long would you risk to keep it, without apprehension of its getting unmarketable?—At the end of five years the quality would not be so good, but I should say it would keep for five or 50 years, or an indefinite period.

847. Would good English wheat keep as long?—Yes; but perhaps not quite as well.

848. How much per cent. does it lose?—Wheat would probably lose in weight for the first year from one to two and a half per cent., afterwards it would not lose so much; a good deal of care is requisite to keep it in order.

849. What is the expense of keeping a quarter of wheat a year?—About 5 s.

850. Including interest and insurance against fire?—I should think from 5 s. to 6 s.

851. You have no doubt that the Irish corn imported into this country has improved in quality?—Decidedly.

852. Has there been increased facility for the importation of grain from Ireland of late years?—I am not aware of any.

853. Has there been no diminution in the breeding of Irish cattle?—I am not prepared to answer that question. Years ago I endeavoured to make a comparative table between cattle and corn, and I found a constant vibration from one to the other: whenever cattle maintained a high price corn was lower, and *vice versa*. The present and late prices of meat I apprehend pay better than corn, and the probability is, that in a few years, from an increased breeding of cattle, animal food will be cheaper, and some corresponding opposite effect be produced on corn.

854. Do they not rise together?—No; the fluctuations are generally in the opposite scale.

855. Conceiving that a dry season is beneficial to the growth of wheat, and that a wet season is beneficial to the growth of grass and potatoes, will not that sufficiently account for the difference in price?—I think not. There must be encouragement for a longer period to the production of cattle than corn: an ox is not brought to maturity in less than four years.

856. When land is taken to feed cattle, it is generally cheaper after a wet season than a dry one?—No doubt; but it is not the cost of production for one year that regulates the price; it will be the quantity chiefly, which, of meat, can vary materially at long intervals only.

857. Do not you think that the improvement of steam navigation has had a great influence on Irish agriculture?—Undoubtedly.

858. Does it not give to the east coast of Ireland the complete command of the markets on the western coasts of England?—No doubt of it.

859. Are not the markets of Liverpool supplied in a great measure from Ireland?—Greatly, and the number of cattle coming to Liverpool are far more than sufficient for Liverpool; they pass through to depasture in every part of the kingdom.

860. Of the quantity consumed in Liverpool itself, including corn, poultry and butchers' meat, do you know what is the proportion derived from Ireland?—I could not immediately answer that.

861. Has there been any decrease in the quantity of live cattle and stock imported into Liverpool from Ireland during the last four or five years?—I have not attended to the subject.

862. Is not carcass meat imported into Liverpool from Dublin, and sent to the Manchester market by the railroad?—It may be, but I was not aware of it.

863. What parts of Ireland send the best wheat?—That varies a little; according to season; the northern part has sent the best this year.

864. What proportion does Irish wheat bear to English wheat?—In Liverpool Irish wheat is worth 49 s. and English about 56 s.

865. You were examined before the Committee in 1821?—I was.

866. Were not 1821 and 1822 years of low prices?—They were.

867. You remember stating then that notwithstanding the low prices of agricultural

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cultural produce, there was less butchers' meat consumed in the manufacturing districts of Lancashire?—I dare say I did.

868. Do you bear in mind what was the highest average per bushel in any year?—The highest average in any year was in 1820; it was 40.

869. Is it correct that in 1820 37 bushels and three-tenths was the average?—There was an error in the year 1820, which was discovered afterwards; I do not insist that the figure represents actual produce, but what the acre might produce if there was no waste or loss from any cause.

870. Taking 45 bushels as the average of some part of England last year, would you deduct a sixth from that, as giving a fair deduction?—I cannot say with certainty what reduction of the figure would correctly represent the actual yield to the farmer.

871. Is the 37 of one year, which you have mentioned, on the same scale of 45 of last year?—When mentioning one year, I mean the average of the aggregate; 45 has relation only to some portion of the last crop, the aggregate of which is much less.

872. Taking it at 40 in 1820, and at 45 in 1832, is the 45 and the 40 taken on the same principle?—Entirely; the year 1820 was a year of uncommon abundance.

873. In one part of your evidence you were asked whether the stock of corn kept by the farmer was as great as it used to be, and you said no, and you said there was a want of ability; what do you mean by that?—It is rather an inference, and I am not prepared with many facts directly to substantiate the position, but I am told the farmers have expended much of their capital of late years, and that they do not possess so much floating capital as formerly.

874. Is the supplying of corn through the Canadas from the United States a new thing, or one of old standing?—I am not certain that much American corn has found its way into the Canadas, some I believe has, and such a substitution for any excess of Canadian wheat or flour exported to this country is, I apprehend, easily supplied.

Mr. Richard Webb, called in; and Examined.

Mr. Richard Webb.

875. IN what county do you reside?—In Wiltshire.

876. What is your occupation?—A Land Agent and Land Surveyor.

877. Have you yourself been a practical farmer?—I have, and am still.

878. Do you occupy land as an owner or tenant?—As tenant.

879. To a considerable extent?—Rather more than 1,000 acres.

880. And have been accustomed to agricultural pursuits from your youth?—From my infancy.

881. Are you a native of Wiltshire?—I am.

882. That is the county you know most of?—I have known it most intimately, but my knowledge has been very general in Hampshire, Wiltshire, Dorchester and Somersetshire.

883. Are you employed as agent by any large proprietors?—I am to a considerable extent.

884. Would you mention any great proprietors whose estates you have long known?—Mr. Alexander Baring, Lord Malmesbury, Lord Mornington, Mr. Baring Wall, and several others.

885. You have been employed by these proprietors as a general agent?—For letting their estates and receiving their rents.

886. For how many years have you known these estates?—I have known Lord Malmesbury's these 30 years, and Mr. Baring's for 21 years.

887. Have you been employed as a surveyor generally on other property?—Yes.

888. And you have visited them periodically at intervals?—The estates under my own immediate care I visit once or twice a year, and my business as a surveyor takes me through other counties repeatedly.

889. Leading you to minute and close inspection?—Certainly.

890. Confining yourself to those estates you have visited periodically and closely inspected, should you say that on the whole the produce of those estates has decreased or been stationary for the last five or six years?—The greater part of the estates under my own care are occupied by men of capital and judgment; those are stationary; but there are instances of small farms where the produce has certainly been less.

891. Since

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891. Since what period has there been this decrease?—It immediately followed the very low prices of 1822, and in Dorsetshire, in addition to that, they had three years of extreme wet weather, the consequence of which was the herbage of their best lands was much deteriorated, and the land became unsound, so that they could not feed sheep.

892. Since the year 1822 has there been any start for a short period, or has the decline been progressive?—There was a short interval when prices were a little higher.

893. When was that?—In 1829 and 1830 the prices were higher.

894. Did the condition of the farmer, and the cultivation of the land appear to improve?—Very little; it did not continue long enough to give him confidence.

895. Speaking generally, has the decline of cultivation been confined to the very inferior soils?—In my opinion, it has been.

896. Have you known a farmer on inferior soil, without any change from habits of industry, or diminished exertions, fall back?—Yes, several instances.

897. Are these singular instances or general?—In that sort of soil I should say rather general than particular.

898. What is the soil?—A stiff, cold clay.

899. Do you know any tract of land that has been actually thrown out of cultivation?—No, a great deal has gone back; these spots are to be found in the best districts of land.

900. But there is a considerable tract in which the produce has diminished, and the condition of the farmer deteriorated?—Decidedly so.

901. Is that a large tract?—Not a very large quantity.

902. In land of this description, have you observed that the farmer employs as much labour as he did?—Decidedly not.

903. Is the land kept as clean as it used to be?—No.

904. Does not land of that description require a good deal of spade draining?—A great deal.

905. Is the spade draining and the manual labour used to the same extent as before the last 10 years?—I think not; the ditches are not cleaned out as they used to be, nor are the water furrows kept.

906. With regard to land of a better condition than this inferior soil, in what condition is that?—I think that is much the same; the greater part is in the hands of men of capital and judgment. The greater part of the country I speak of combines a portion of the superior soil and of the lighter land on most of the farms, so that the good and light land has equal attention.

907. In the superior soil is there as much care bestowed as formerly?—Where it is in the hands of men of property, I think there is.

908. Are the farms generally held under lease, or from year to year?—Generally as tenants at will: I have several instances in Wiltshire of tenants at will occupying the same farms as their grandfathers did.

909. Are the tenants bound to keep up the buildings, or the proprietor?—The proprietor finds the materials, and the workmanship is divided between the tenant and the landlord.

910. Do you find a tendency on the part of tenants more than formerly to let their buildings fall into decay?—Not on the estates under my care.

911. But speaking generally, should you say that the buildings are in a worse condition than in the last 10 years?—Generally I should say rather worse; there has been less labour bestowed upon them.

912. Are there any small freeholders in those counties, men possessing 200 *l.* or 300 *l.* a year in land?—Many.

913. Having inherited it?—There are not many of that class; many large properties in Wiltshire which have been disposed of have been subdivided.

914. Is there any marked alteration in the cultivation of the land in the possession of these small proprietors?—I have seen several instances of men cultivating their own land who have evidently gone back.

915. How long ago do you mean?—From 15 to 25 years.

916. Within the last five or six years have you perceived any alteration, or has it been stationary?—There has been rather a tendency to go back than to improve.

917. As to the buildings in the occupation of these small owners, are they as good as they were?—I think there is not so much outlay bestowed on them as there used to be.

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918. Is the indisposition to lay out capital on land and buildings perceptible at the present moment?—Decidedly.

919. Have you been conversant with the habits and condition of the agricultural labourer?—Perfectly so.

920. As to the wages of able-bodied men in employment, have they increased, fallen, or been stationary for the last 10 years?—Wages now are higher than they were 10 years back.

921. Have the prices of the articles of first necessity which the labourer uses fallen within that period?—Every article that the labourer uses, with the exception of shoes, has fallen materially.

922. And bacon, cheese and woollen clothes?—The clothing of the greater part of our agricultural population is mostly cotton.

923. Considering the rate of wages 10 years ago, and the price of these articles at that period, should you say that the condition of the agricultural labourer in employ was better or worse than it was at that period?—I should say it was improved, and that he has the means of more comfort than he had then.

924. Does he or not palpably enjoy greater comfort than he did?—My own opinion is, that he does.

925. Is not the character of his cottage more comfortable, or the reverse?—There has been a very strong disposition on the part of the landowners to improve the cottages of the labourers.

926. Is there a greater number of able-bodied men out of employ now than there was 10 years ago?—I think there are.

927. To a great extent?—It is partial; in some parishes very few, and in others to a great extent.

928. Where it is to a great extent, is there anything wrong in the management of the poor?—In several instances I think there is.

929. What is the peculiarity which has struck your attention?—I have observed farmers too much disposed to employ men occasionally, not all the year round, and small occupiers have endeavoured to curtail their expenses, and have avoided doing things that would give employment to these men.

930. Does the system of roundsmen prevail in the parishes where there is surplus labour?—We have endeavoured to remedy that evil by getting the farmers to enter into an agreement to employ a certain per-centage of labour according to their rate.

931. In those parishes do married men receive more wages than unmarried men, partly from an allowance out of the rate?—An unmarried man in employ receives as much as a married man, but nothing out of the rate.

932. Does the married man receive anything in consideration of his children?—If he has above three, not otherwise.

933. Relief is given out of the workhouse?—As far as possible we find them employment, considering that as the best relief. We have taken some fields for cultivation by idlers, and employ them also in the general improvement of the roads.

934. Does not the farmer contribute to the rate according to the value of his land?—Certainly.

935. If the wages of labour have not fallen to the effective labourer, and he be forced to maintain the non-effective one by his contribution to the rate, does not that go to explain the diminution of his capital and his distress?—To a certain degree it may, for while he employs his full portion of labour, he has to contribute to the surplus he does not want.

936. Does not this prevent a free competition in labour?—There is a free competition; a man may employ whom he pleases.

937. I understood you to say that in the parishes where the distress was the greatest the poor laws were not well administered?—Perhaps that would arise by not finding them employ as they might do.

938. Are you aware whether the local taxes have much increased; the county rate for instance?—It has increased materially.

939. Since when?—I do not recollect the precise period. I cannot speak positively.

940. Has the number of labourers out of employ arisen from the increase of population, or the diminished employment?—I think from both.

941. Has the increase of population been considerable in those parishes?—Very considerable.

942. Is

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942. Is the system of early marriages prevalent?—Too much so a great deal.
943. At what age do they generally marry?—As early as from 15 and upwards.
944. What, the man 15?—No, the girl. I have known lads of 17 or 18 to marry.
945. With the view of getting the allowance from the parish for children?—I do not think that that is the inducement.
946. Is there any cause to which you can attribute it?—I am not aware of any.
947. Was there in former time a drain for the surplus population which does not exist now?—I think not, except as to the public service.
948. You survey and value land?—Yes.
949. Of course in valuing land the value you impose is referable to some scale of prices of produce?—That must be the basis of all valuation.
950. Would you have any objection to give us your scale from the years 1826 or 1827?—I have it not with me.
951. What is the valuation price of wheat now?—About 56.
952. Barley?—Thirty.
953. Oats?—Twenty.
954. Beef?—Meat generally from 5 *d.* to 6 *d.* per pound.
955. Has the scale increased or diminished since 1828?—Diminished.
956. To what extent?—Perhaps to the extent of 10 per cent.
957. Speaking generally of these four counties, should you say that the present rents, with reference to the scale you now adopt, are high or low?—That is a question it is impossible for me to answer.
958. If those prices are maintained, can the present rents be maintained?—I think so as to the estates under my care.
959. What was the character of the last harvests in those districts?—Particularly good, more than an average.
960. Was it good in point of yield?—Great in bulk and good in yield.
961. Does that apply to all corn, or to wheat only?—There was a partial exception in barley.
962. Could you state what the harvest was in 1828, for instance?—1828, 1829 and 1830 were wet seasons.
963. What is the difference of last harvest as compared with these years?—Varying from 10 to 20 per cent.
964. As to wheat what would be the variation?—On wheat full 20 per cent.
965. Do you think that the actual produce in these four counties was 10 per cent. greater than these three years?—That is my opinion.
966. Therefore the bad crops and the unfavourable season of three years had not produced this effect, it had not tended to diminish the produce of agriculture in this district?—It was not from bad cultivation but from bad season.
967. Of course that had a tendency to lower the profit of the farmer?—Certainly.
968. Do you think that the produce of last year was as great as that of 1826 and 1827?—I am not prepared to speak on that point, but I think it was.
969. Did the higher rate of price which existed in these three years indemnify the farmer for the deficiency as compared with the present prices?—I think not.
970. You say that the land under your immediate management was let from year to year; does that system admit more readily of reduction of rent with fallen prices than land let on lease?—Yes.
971. Have liberal reductions been made in the fall of prices in the land?—Certainly; at the time of the first reduction there were leases existing, and I was authorized to make the same reduction where there were not.
972. Does that system prevail generally in Hampshire?—That I am not prepared to speak to.
973. You say there are a greater number of people out of employ than there were?—I think there are.
974. In some parishes to a great extent?—Yes, in others very few; this remark goes to our large Wiltshire farms, where the population is small and the extent of acres large.
975. In those districts have there been incendiary fires?—None within 20 miles from where I reside.
976. Not on the estates under your management?—Not on the estates under my care.
977. Is there difference in that land and land generally?—I know many instances

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stances in which there has been a material difference. In many properties, belonging to small proprietors, the land is not so well cultivated.

978. Have you observed that in larger properties not under your care?—Not to that extent.

979. Did you ever consider what was the cause of these incendiary fires?—I believe the greater part of those that occurred within our district may be traced to local causes rather than general ones. In a case that occurred a few weeks back, there is reasonable proof of its being the act of persons connected with others who were tried for stealing some fowls.

980. Did you ever hear of such a circumstance before as 200 sheep being burnt?—Never.

981. Did you ever hear of the burning of stacks of corn to the extent you have lately heard of?—Certainly not.

982. To what do you ascribe the rise of wages within the last few years?—In several instances, in consequence of intimidation.

983. When you spoke of wages having risen, did you mean in consequence of intimidation?—Not to that particularly.

984. How do you account for our having an increased number of labourers out of employ, and the wages having increased in those districts?—Where that is the case, the wages were risen two years ago.

985. Do not you think that the intimidation in neighbouring parishes would have an effect on those adjoining?—Certainly, and there was a strong recommendation from the magistrates of our county.

986. What was that recommendation in consequence of?—In my opinion from intimidation.

987. Is the stock of sheep kept in Hampshire adequate to the successful cultivation of the country?—I think in general it is.

988. Is there as great a stock of corn in the hands of the farmer as ever?—I suppose about the same proportion.

989. Is the farmer as wealthy now as he was 10 or 15 years ago?—I think not.

990. Has a material reduction in the capital of the farmer taken place?—His capital has been reduced materially. I think they have not so much money in their hands as they had, and in many instances they have improved their farms by capital of their own.

991. That the farmer who was wealthy has been diminishing his surplus wealth to keep up the cultivation of his land?—In several instances, more particularly in the strong lands, where the seasons have been so much against them.

992. If the farmer had not had a surplus capital, could he have kept up his land as he has done?—No; and in many instances there has been a great change of land.

993. To what do you attribute this change of land?—To the farmer not having made an adequate return.

994. Has there been a profitable cultivation of any description of land?—I should say very little.

995. Has any description of land been cultivated without loss?—I think the rich sand lands have been cultivated without loss.

996. Has the land yielded a profit to the farmer even in the best seasons?—I think the profit has been very trifling.

997. Would you say that agriculture generally has been a losing trade, or not, within the last five years?—In my opinion rather a losing than a gaining trade, and the distress has fallen on those least able to bear it, men of small capital. Those on small farms are compelled to sell at any price to meet their payments.

998. Is there a deficiency of judgment in the small proprietor?—Certainly not; there is sometimes as much judgment in a small farmer as a large one, but there is a deficiency of means.

999. Do you ascribe the improved appearances of the cottages to the particular attention of the landowner?—Yes; in most instances the cottages are improved.

1000. Have they improved in those districts where the insurrectionary fires have broke out?—In many instances.

1001. Are they deteriorated also in many instances?—I do not think they are.

1002. Was the condition of the labourers improved at the time of the fires?—Yes.

1003. How

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1003. How do you account for their breaking out?—It is a thing most difficult to account for. *Mr. Richard Webb.*

1004. Have you observed whether the superabundance of labour is not found in parishes where there are small farmers?—Yes.

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1005. Where the farmers are large there has been no superabundance of labour?—Certainly not.

1006. Where there are a great number of small farmers they are worse managed than where there are but few proprietors?—Unquestionably.

1007. You must take your scale to make out your valuation; how have you appropriated wages compared with wheat?—The general scale has varied from a bushel and an eighth to a bushel and a quarter.

1008. Agricultural labour now is as high as a bushel and a half of wheat?—In many instances more.

1009. The labourer is now better off than when he received the value of a bushel and an eighth?—That is my opinion.

1010. What do you think is the lowest price which would induce the cultivation of land, taking the price of wheat at 56 s.?—In the strong clay land, I should say you must not get less than 24 bushels to induce cultivation, and to pay your expenses, and you must cover the tithe in that.

1011. Then upon your good dry land what would you say would induce cultivation?—I should say that 16 would be quite equal to 24.

1012. You are aware that I mean an average poor-rate?—Of course.

1013. Do not you find generally that the price of corn and stock go together?—Generally, but I have known partial exceptions, as was the case two or three years back.

1014. When corn is low, meat generally is selling pretty well?—Meat generally, and sheep in particular; wool is from 1 s. to 1 s. 2 d. a pound, according to its quality.

1015. You say that 56 s. for wheat, and other corn in proportion, is a fair price for the farmer to set his rent at?—That is the scale that I adopt in fixing the rent.

1016. Considering the price of corn and of wool and sheep, should you think that a fair estimate for setting rents?—Yes.

1017. What difference would a reduction of 5 s. make, supposing other things reduced in proportion; supposing wheat from 56 s. came down to 51 s.?—Taking it for granted that the gross produce is equal to three rents, this reduction of 5 s. per quarter in the price of wheat is very nearly 27 per cent. on the rent, and as every other charge must first be paid, the whole deduction will fall on the portion of the produce which should pay the rent; but it is fair to presume that some of the expenses will be lessened, perhaps amounting together to five per cent, leaving a deduction of 22 per cent. from the rent, necessary to meet the reduction of 5 s. per quarter on wheat. If wheat were reduced to 36 s. per quarter, no rent or consideration for the use of land could, in my opinion, be paid by a tenant occupying an arable farm of a fair average quality; the price at which rent would altogether cease to be made will vary according to soils; on the strong, hard working, wet clays at about 40 s. per quarter for wheat, on the lighter soils (of course of less expensive cultivation) at about 32 s. per quarter.

1018. Have you been in the habit of valuing land for purchase and sale?—Yes.

1019. Can you state whether there is more or less difficulty in selling land than there used to be?—There is a much greater difficulty in selling than there used to be. I believe there is plenty of money ready to be invested in land, but parties have not confidence enough.

1020. There is no difficulty in getting money on mortgage on land?—Not the least.

1021. At what rate can money be raised on mortgage on land?—Four per cent. is the general rate.

1022. Can you state to what you ascribe the want of confidence in persons not vesting their money in land?—It appears to me to arise from want of confidence in our present regulations with regard to the importation of corn.

1023. Do you mean an apprehension that Parliament may alter the corn laws?—That Parliament may make some regulation by which the value of produce may be materially affected.

1024. What is the current years' purchase for land at present?—It varies from 26 to 28 years.

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1025. There is no difficulty in investing money at that rate?—I do not think there is.

1026. Setting the rents in the proportion of 56 *l.* per quarter, still land could be bought at 26 years' purchase?—I think it might at 26 to 28 years.

1027. Do not you think that people have been a good deal afraid of the increase of the parish rates?—Unquestionably there is much greater facility in disposing of land in a parish where the rates are moderate.

1028. Do you recollect how many years' purchase land sold at towards the close of the last war?—As high as 33.

1029. Was there a greater facility of sale even at that high rate than there is now?—There was a much greater anxiety to become possessed of land than there is now.

1030. Is not the decline in the value of land in public estimation more considerable when you take into consideration the different value of money?—It is much more so.

1031. You were asked whether you ever remember 200 sheep being burnt before; was not that quite accidental?—Quite so.

1032. Do you believe that the fire was caused by some idle vagabond, out of private pique, and not by any labourer of good character, who could not get employment?—Most decidedly.

1033. Do not you think that the persons concerned in the disturbances in Wiltshire might have got work if they had wished?—I have no doubt of it.

1034. Do not you think they arose from delusion among the peasantry, and attempts to inflame their minds, rather than from pressure or actual distress?—Certainly.

1035. Supposing that persons felt confidence in the determination of Parliament to give protection to British agriculture, do not you think land would rise to 30 years' purchase?—I should think it might.

1036. In your part of the country do the farmers complain much of Irish produce being brought in to interfere with the markets?—We are not much affected by it.

1037. When you have a farm to let, do you find any difficulty in letting it to a responsible tenant?—Not provided it be a desirable occupation.

1038. You say that land would sell for 30 years' purchase if there was no fear of the corn laws being removed?—I say so, from a conviction that people prefer landed interest to a monied one.

1039. You say that there is hardly any profit on the best soils; what ratio do these best sandy loams bear to the other soils in the country of an inferior nature?—Perhaps there is nearly as much very bad as very good; there is a very large portion of our county that is land which will carry stock, and where that is the case, it is more productive than when depending on corn only.

1040. Is there more attention paid to the roads now than during the war?—I think decidedly so.

1041. Is the farmer as well capable of affording it?—He does it that the man should make some return.

1042. You say that the landlord pays more attention to the cottage of the labourer than he used to do?—I think he does.

1043. Do you think that the labourers generally are better off now than they were during the war?—Certainly not; because then every man had employment.

1044. Do you consider that the labourer prefers a cotton to a woollen dress?—I think so.

1045. How long have these cold clays been in cultivation?—Long previous to my memory.

1046. You say that men of capital go to the drier soils; is it because they are more certain of their crop there than on the wet soils?—Partly from that, and partly from the circumstance that these dry soils will enable them to keep stock to a very considerable extent, and where they can keep stock they manage their farms with much less expense than where they cannot do so.

1047. Do not we rely for our supply of wheat mainly on these clay soils?—No; the supply of wheat for the last 30 years has been very much increased from the sand lands, and from the strong loam.

1048. Will they grow barley?—No; these clay lands generally are sown with wheat, beans and oats.

1049. Do you remember what was the condition of the farmer in the years

1823,

1823, 1824 and 1825?—In 1822 and 1823 it was very bad indeed, the prices being so excessively low. Mr. Richard Webb.

1050. You do not remember what it was in 1824 and 1825?—I do not remember. 16 May 1833.

1051. Did the man who committed this outrage intend to burn the sheep?—I cannot believe any one would be so base; I think he meant to burn the buildings.

1052. Supposing wheat to fall from 56s. to 51s., and the demand for stock and other produce remained stationary, much more if it increased, need rents necessarily fall to the extent of 20 per cent.?—No; it is very probable that in many instances the increased value of the produce of the stock might countervail the diminished price of wheat.

Sabbati, 18^o die Maii, 1833.

THE RIGHT HON. SIR JAMES GRAHAM, BART.

IN THE CHAIR.

Mr. Robert Hughes, called in; and Examined.

1053. WHERE do you reside?—At Woodford, near Salisbury.

1054. What is your occupation?—My occupation is, that I am steward to several gentlemen and a land-surveyor.

1055. Do you occupy land at the present moment?—At present nothing more than to feed my horse and cow; till very lately I have been a large occupier, at one period to the extent of nearly 2,000 acres.

1056. For how many years were you a practical farmer?—All my lifetime, till within the last four years; my father was a very large farmer before me, and I was born and bred a farmer in a large way.

1057. Will you mention the estates for which you are agent?—The Amesbury property, belonging to Sir Edmund Antrobus, bart.; and I have also the honour to be the agent of Mr. Benett for part of his property, and Mr. Poynder, the treasurer of Christ's Hospital; and I am in the habit of receiving tithes for three or four clergymen.

1058. Over how many acres of land may your agency extend?—More than 15,000, exclusive of tithes.

1059. In what counties?—All in Wiltshire.

1060. Were you born a Wiltshire man?—Yes.

1061. And Wiltshire is the county to which you can speak with most local knowledge?—Certainly I know more of Wiltshire than of any other county; but I have been much in the habit of valuing land in other counties, particularly in Berkshire, Warwickshire, Gloucestershire and Oxfordshire.

1062. The land you have valued in other counties, have you valued periodically the same land?—In Warwickshire I have valued a very extensive property, belonging to Lord Craven, about a twelvemonth since; I knew something of the county before, but I never went there to value land before; but Berkshire I know more than any other county, except Wiltshire; it is an adjoining county.

1063. Are there any particular tracts of land which you have visited periodically for some years past?—Yes.

1064. For how many years past?—For more than 20 years.

1065. Speaking of Wiltshire, which you know best, and of Berkshire, which you have visited periodically for 20 years, should you say that the culture of the tracts of land so known to you has improved within the last 20 years, or has gone back?—I think that it is in quite as good cultivation now as it was 20 years ago, but not so good as it was 10 or 15; it has been rather going back for the last 10 years or thereabouts; I think the farming was kept up very well till within the last 10 years.

1066. Since the change first took place for the worse, has the deterioration in cultivation been progressive?—Partially so; not in all farms.

1067. Has that deteriorated cultivation principally taken place on farms of inferior soil?—It has taken place on all soils where there was a want of capital; it is confined more to the strong soil than the light, because the strong soil is more expensive.

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1068. Are you able to form an opinion as to the bulk of produce raised upon the same land; has it increased within the last 10 years or diminished?—In consequence of the land not being farmed quite so high, the produce must be in some measure diminished.

1069. In valuing this land, or in visiting it as an agent, are you able to form any estimate of the quantum of the decrease of the produce within the last 10 years?—Seasons have more to do with the produce probably than anything else, and we had three wet seasons in succession, in 1828, 1829 and 1830; and in consequence of those wet, cold, unkind seasons, there certainly was a very considerable deficiency in the crops.

1070. Do you consider 1831 and 1832 to have been average seasons?—1831 was a better season, but not so good as the last season.

1071. In 1832, which upon the whole was a good season, has the produce upon land which has been long known to you been less than in some antecedent years within the last 10 years, in which the season was as favourable as the year 1832?—I never recollect a more kind season than the year 1832 for crops of all descriptions; and in the southern counties I never knew a better crop.

1072. The season of 1832 being favourable, do you think that the produce of the year 1832, in the southern counties generally, was as great as in any year within the last 10 years in which the season was equally favourable?—Generally speaking, I never remember a better crop in those counties.

1073. Is the land, generally speaking, at the present time kept as clean as it was 10 years ago?—Certainly not.

1074. Is the quantity of labour employed upon the land as great as it was 10 years ago?—Nothing like it.

1075. Do you confine that observation to the inferior soils, or do you extend it to the land generally?—It applies most to the expensive land, namely, the strong soils.

1076. Does not it require a good deal of water furrowing upon that land?—The green land requires a great deal of draining.

1077. Has that become stationary?—It was going on very rapidly indeed, and it is now very much stopped, unless the landlords do it; I am always a great advocate for draining, and I find that the tenants will not do it, unless they are allowed a part of the expense, or the whole of it.

1078. You are speaking of under-draining?—Yes; the open draining of course always falls upon the tenant.

1079. Is that as well done as it used to be?—It is not done anything like so well.

1080. Are the ditches as well scoured?—Certainly not.

1081. And the strong clay land, is that kept as dry upon the surface as it used to be?—I think it is not.

1082. Has not that an effect upon the produce of the land?—Very materially.

1083. And the strong tendency is, that from such neglect the produce will diminish?—Certainly; nothing will impoverish land more than wet.

1084. Do you know any considerable tracts of land of this inferior description which have been thrown out of cultivation in Wiltshire or Berkshire?—I do not think in Wiltshire or Berkshire there is any great extent of land thrown out of cultivation, not so much as in many other counties. I know many parts of farms, but not to any great extent together.

1085. Is the land generally in Wiltshire let on lease, or from year to year?—Till within a few years it was generally let on lease, but since the alteration of the times I believe most gentlemen have found out that the leases are only binding on themselves, consequently they are very much now out of fashion.

1086. Is there a wish on the part of the tenants to have leases?—By no means; when I first was in the habit of letting farms they were all anxious to have leases, and now they generally refuse them.

1087. Do you know the reason of that change of feeling on the part of the tenants?—I think I do; want of confidence.

1088. Want of confidence in whom?—If I may be allowed to say, in the Government.

1089. In what respect?—In consequence of the repeated alterations in the corn laws.

1090. Has not the corn law now in existence endured for five years?—With a constant threat to have an alteration.

1091. And

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1091. And the fear of an alteration, in your opinion, has changed the wish to have leases into a fear of a lease?—I am quite certain of it.

1092. When land is unoccupied, have you any difficulty in letting it at the present time?—Unless it is a very superior farm; very good farms can find respectable tenants that will take them, but the inferior farms there is very great difficulty at the present moment to find tenants to take them.

1093. On the estates you manage, there must be inferior farms as well as superior; have you any one under your charge unoccupied at this moment?—Not one.

1094. Have you not inferior farms under your management?—Certainly; but I have the honour to be employed by very honourable gentlemen, and they do all they can to support the tenants.

1095. Speaking generally of the estates of which you have particular knowledge, have the landlords in Wiltshire submitted to a very considerable reduction of rent within the last 10 years?—Very considerable; generally speaking, where farms were let at a high price, what is called rack-rent, the reductions have been in many instances 10 per cent., and in some 15, and in some 20, within the last 10 years.

1096. In valuing land, you of course value with reference to some scale of price?—There must be a price of corn, to be a basis of valuation.

1097. Will you state what was your scale five years ago?—Five years ago it was 56 s. for wheat; for barley, 30 s.; for oats, 20 s.; and meat, 6 d. per pound.

1098. Was your scale materially different five years before that?—It was a trifle higher, but not materially.

1099. Applying the present rents to the present prices, if the present prices should permanently continue, can rents framed on that scale, in your opinion, be sustained?—I think, with a very moderate return to the farmer.

1100. Can they, in your opinion, be sustained?—Where they are farmers of capital, I think they can; but I am sorry to say that the capital of the farmer is very different from what it was some years since.

1101. Do you think that rents framed on that scale, at present prices, must draw upon the capital of the tenant?—Where the farms have been valued upon that scale, if the corn keeps up to that scale I think the rents can be maintained.

1102. You have described the state of the land and the cultivation of it, especially the inferior soils, to be in your opinion rather going back; what is the state of the buildings upon the farms?—Where they are left to the tenant to repair they are generally in a very bad state.

1103. Are they materially worse than they were ten years ago?—Considerably worse. It is usual in some agreements for tenants to keep the buildings in repair, the landlord finding the materials in the rough, and where that is the case I find them generally in a bad state.

1104. You say that the produce has on some soils materially diminished; have the burthens of the farms diminished, taking first the wages of labour upon the farm?—Labour is higher, according to the price of corn, than I ever recollect it.

1105. Is the condition of the labourers employed therefore better or worse than it was?—Where the labourers have constant employment and are paid fair wages I never knew them better off than they are at the present moment.

1106. When you say fair wages, you mean the average rate of wages?—The average rate of wages.

1107. Are the Committee to understand that in your opinion the agricultural labourer now employed, receiving the average rate of wages, is better off than he has been at any period within your knowledge?—I think so; but it is the surplus labourers that are suffering, of which there are many in almost every parish, and those men are very badly off.

1108. If there are many surplus labourers in every parish, how is it that the rate of wages does not fall from competition?—It is generally the wish of the landlord that the wages should not fall below a certain standard, and I do not find, generally speaking, the farmers very desirous to bring them down below a fair price; they pay the surplus labourers very bad prices, but the constant labourers are very well paid.

1109. How is the selection made between the surplus labourers and the constant labourers?—The surplus labourers are men that nobody will employ; they are generally men of the worst characters in the parish, and no one will employ them

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them if he can help it, but those that do employ them say, "I do not want you, and if you must be employed I will give you a very low price."

1110. Are those persons, generally speaking, idle people, of bad character?—Not all; they are not the best characters, but many of them I dare say very honest, good men.

1111. Are the cottages, generally speaking, of the labourers better or worse than they were; is there more industry, cleanliness and comfort, or less?—Where they are employed there is an appearance of increased comfort; they have got their pigs more commonly than I ever remember, but that is very much in consequence of being allowed small portions of land.

1112. Within the last ten years has the practice of granting small tracts of land to the cottagers extended itself?—It has extended itself more within the last three or four years, and very beneficially, provided it is not carried too far, by giving too large a proportion to each; because if you give a cottager more land than he wants for the use of himself and his family, you destroy the character of the man; you make him a little gardener instead of a labourer.

1113. What is the portion of land which, in your experience, is best suited to the agricultural labourer?—I have a great many tenants of that description under my management, perhaps 130 or more, and my criterion is from 15 to 40 perches, according to the extent of the family.

1114. Of course the quantity must bear some reference to the quality of the soil granted?—In general the quality is good; if there is any good land in the parish it is generally allotted to the labourers, in consequence of being near home; you generally find the best land near to the villages, and generally it is put as near as possible to their cottages.

1115. Do you make them pay rent generally to the landlord, or if the cottages are upon a farm are they sublet under the tenant of the farm?—In all instances in which I am concerned they pay to the landlord; the tenants have nothing to do with it.

1116. Can you form any opinion as to whether the number of labourers whom you call constant labourers have diminished, and the surplus labourers increased?—The surplus labourers have very much increased indeed, from the want of capital and confidence in the farmer.

1117. And those whom you call constant labourers are not so numerous as they were?—Nothing equal to it; for the moment a farmer gets into distress he endeavours to reduce his expenses, and he throws every labourer he can spare out of employment.

1118. Since what period have you observed this increase of the surplus labourers and the falling off of the constant labourers?—Within the last three or four years very constantly; it has been progressing every year, and I never remember it greater than in the present period. There are no surplus labourers, generally speaking, in the summer, but it is in the winter part of the year.

1119. For what period of the year is this surplus labour so redundant?—It commences very soon after the harvest, and they remain in that state till the spring work comes in; you may take it from November to March.

1120. Are they employed the rest of the year?—They are.

1121. Are they really wanted the rest of the year?—They are most of them wanted in the winter months if the farmers had money to employ them.

1122. If the farmer wants them during the summer months, is not it reasonable that he should maintain them in the winter months?—When I first commenced business it used to be customary to hire them for the whole year, and to employ them in the winter, but that is not the case now.

1123. Is not the redundancy of which you complain partly owing to the altered system of the farmer, and not entirely to the increase of the population?—It is increased in consequence of the want of capital and confidence in the farmer.

1124. You mean to say that those persons who are now unemployed in the winter used to be employed 15 years ago, when the farmer was better able to employ them?—Exactly.

1125. Supposing the farmer had the capital and the confidence which you say he now wants, would there be more labourers than he could fairly employ?—I do not think there would in the agricultural parishes; but in some parishes where there are manufactures, I think there would.

1126. In

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1126. In the agricultural parishes, generally speaking, were the labourers employed 15 years ago universally?—Generally speaking, they were.

1127. During the period from March to November, is there a demand for all the labourers employed now?—Generally speaking, there is no want of labour during those months.

1128. During those months do not you find any employed in breaking stones, and so on?—There are a few, but not many.

1129. In estimating the rent of any farm, do you take into consideration what labour there is unemployed there, and what poor-rates are to be paid, and do you also take into consideration the landlord's wish that the labourer's wages should not fall too low?—We put the landlord out of the question, we only calculate what ought to be fairly paid to the labourers.

1130. You have stated that there is a great deal of surplus labour in some of the parishes; would not the natural consequence of that be, that it would come into competition with the other labour, and that therefore wages would rather fall below the comparative price of corn?—The farmers have it in their power to reduce the labour much more than they do, if they thought proper to do so.

1131. Therefore at present they are paying the labourer out of their capital, and not out of their profit?—There are too many instances of that.

1132. Are the labourers as well employed as they were during the war?—Certainly not; they were all employed then.

1133. You say that if the price of corn was kept up at 56 s. you think that tenants of good soils could pay their rents; do you think that the present price of corn is at 56 s.?—Certainly not; about 50 s. in Wiltshire.

1134. You think if it remains at the present price there will be a good deal of reduction required?—I think that with all the advantage of the abundant crop last year, the present prices do not remunerate the farmer.

1135. How much reduction of rent do you think ought to take place if prices, instead of being at 56 s., should remain at their present amount, say 50 s.?—I see by the calculations I have made that a reduction of 5 s. per quarter is, as nearly as I can calculate it, about in proportion to 20 per cent. in rent.

1136. If wheat was to fall from 55 s. to 50 s. it would require a reduction of 20 per cent. in rent?—I think if a reduction of 20 per cent. was made the farmers would be no better off than they are at present, provided wheat was at 56 s., and all other produce in proportion.

1137. You say that a reduction of 10 or 20 per cent. has taken place generally in Wiltshire in the last 10 years; do you remember whether those particular farms to which you allude were raised considerably during the war?—I think in all cases where the reduction has been above 10 per cent. The farms were raised to perhaps the highest pitch during the war: where those high prices were then put on there has been a reduction of 15 or 20 per cent.; but where the farms were not put so high, I think there are very few instances where the reduction was more than 10; and in many others there has been no reduction at all.

1138. Supposing a farm, during the high war prices, to have been let at rents corresponding with those high prices, what deductions have taken place in such farms from that period down to the present?—Where they were either valued or let according to the price of corn during the war, I think there has generally been a reduction of about 20 per cent., and in some instances perhaps 25.

1139. Can you state what the price of corn was which was taken as the basis of the calculation during the high prices you allude to?—As there was no fixed scale to go by, and the corn varied much more in price than it has done in the last 10 years, the criterion was generally the market price of the day.

1140. You have stated that 56 s. is now the basis of your calculation for letting farms; can you recollect what the basis of your calculation was during the high war prices to which you allude?—I recollect that my own basis was at 80 s. per quarter; for the farmers and land-surveyors were led to believe at that time that that price would be maintained, and I made my calculations upon that scale, and I believe land-surveyors in general did the same.

1141. If you made your calculation then at 80 s., and you make your calculation now at 56 s., that makes a difference of 24 s., does not it?—Certainly.

1142. If you make a reduction of 20 per cent. in the rent, in consequence of a reduction in the price of corn of 5 s., how comes it that you only make a reduction of 20 to 25 per cent. for the reduction in price of corn of 24 s., which it is now reduced from the basis of your calculation in the war times?—There are many

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other circumstances always to be taken into the calculation of the reduction. Corn, wheat in particular, has a great influence over the produce of the land generally; most materially with regard to all other crops of grain, and a little with regard to the price of stock, but not anything like so much. It is very well known by every farmer, that he not only calculates upon the produce of his corn, but he calculates very much upon his sheep; the sheep sometimes are selling at a very good price when corn is low; and those things must be taken into the calculation. The tenant's income-tax, and the agricultural horse-tax, and other taxes which then fell on the farmers, have since been removed.

1143. Are not sheep now selling out of proportion high to the price of corn?—That applies most strongly to the present moment, and more so than I ever recollect it; for sheep are now selling very high, and corn very low.

1144. Would not that rather be a reason for an opposite calculation, and would not it rather be a reason why a reduction of 5 s. in the price of corn now should occasion a smaller comparative deduction in the amount of rent than in former times; because if, for the period you mention, you make a reduction of only 20 to 25 per cent., in consequence of a difference in the price of wheat of 24 s., and you state the price of sheep to be the cause of that difference, should not that rather be a reason why a reduction of 5 s. in the price of corn at the present time, when sheep are selling so well, should occasion a smaller rather than a larger diminution in the rent?—With regard to the reduction of the 5 s. per quarter, I have made my calculations upon that as accurately as I possibly could make them; but with regard to the former reduction of 20 or 25 per cent., I took that upon another principle; for we all find the value of a thing to be as much as it will bring, and I am speaking of what farmers were disposed to give; not what they ought to give, but what they were disposed to give, and what they did give.

1145. Are not you aware that there has been a very great reduction in taxation affecting land since the time of the high prices; and does not that reduction of taxation go to maintain the rent; and does not that in some measure account for the early reduction of rent not having been so great in proportion as it would now be, if there had not been that reduction of taxation?—Most certainly; every person, in valuing a farm, always inquires the outgoings, and those will always have an influence upon the rent; the poor's-rates, the church-rates, the highway-rates, the taxes of every description.

1146. You stated that your basis during the war at one period was 80 s. a quarter?—That was rather since the war; during the war the prices were jumping about so, that it was almost impossible for us to take any fixed price.

1147. And your basis is now 56 s.?—It is.

1148. Supposing a farm, which was then let at the basis of 80 s., to be now let at the basis of 56 s., what reduction in the rent would you say ought to take place upon that calculation?—It is rather a difficult question.

1149. Do you think a reduction of 20 per cent. would meet that fall from 80 s. to 56 s.?—Taking all the local circumstances into consideration.

1150. Could the farmer do as well with wheat at 56 s. a quarter as he could do with wheat at 80 s. a quarter, by having his rent reduced 20 per cent.?—Certainly not.

1151. Could he with a reduction of 30 per cent. in the rent?—Without going into figures, I could not answer that question satisfactorily.

1152. Could he with a reduction of 40 per cent.?—Certainly.

1153. Whenever there is a fall in the price of corn, do you make a reduction in the rent?—That depends upon circumstances; at the present moment we make 56 s. the basis of our calculations, but we know at the same time that is above the price of corn; but if the price appears likely to last for years, we alter the scale in proportion.

1154. Is the reduction upon the richest soils as large as the reduction upon the poorest soils?—The reduction applies most to the expensive soils and most difficult of cultivation.

1155. You said, that in those farms which had been raised during the war, there had been a reduction of 15 to 25 per cent.; do you remember how much those farms were raised during the war?—I do not.

1156. You say that at one time you valued corn at 80 s.; was that about 1818?—It was at the time that the Corn Bill passed; I believe in the year 1815.

1157. Is not it your opinion, that if corn had continued for a length of years at 80 s., the rents would have risen much higher than they were at that time?—Certainly

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tainly rents would have advanced considerably; and at that time there was a great disposition in everybody to bring their sons up to the farming business.

1158. Then that would partly explain why rents have only fallen 20 per cent.?—Certainly.

1159. You said you do not know of any great tracts going out of cultivation in Wiltshire; if the prices were to keep at 56 s., do not you know of many tracts that would go out of cultivation?—I have no doubt of it.

1160. What do you consider to be the produce of wheat generally, upon the strong difficult soils?—The difficult soils depend very much upon a dry season; they are generally pretty good in a dry season, and generally very bad in a wet season. The stiff unkind soil, if it is well managed, is generally considered pretty good for wheat, and it ought to grow, properly managed, from 24 to 28 bushels an acre.

1161. Then soil which is growing from 24 to 28 bushels an acre will go out of cultivation, provided the price of corn remains at 56 s.?—Certainly.

1162. Was this soil cultivated in 1792?—That is further than I can go back.

1163. Did you ever learn whether those soils had been brought into cultivation during that period?—The high price of corn would bring such land into cultivation.

1164. Do you recollect whether it was the light soils or the heavy soils that were brought into cultivation during the war?—I think chiefly light soils.

1165. Have you any reason to think that those soils were not cultivated in 1792?—I think they were not.

1166. You stated that there was a remarkably good season in 1832, and a very good crop in consequence; do you suppose that if there had been an equally good season 15 years ago there would not have been a heavier crop than there has been now?—It is fair to presume that there would, under a better state of management.

1167. Is not the strong land considered to be the best land?—It is, where it is not wet and cold.

1168. Then, in fact, the soil which you speak of as going out of cultivation if prices should remain at 50 s., is land upon which we depend considerably for our supply of wheat?—It is generally considered the best wheat land; it is often the expensive land which must go out of cultivation first, and that also produces the most employment for the poor.

1169. Is the quantity of sheep in Wiltshire as large as it was 10 years ago?—There are some instances, but I believe and hope not many, where the sheep stock has been reduced in consequence of the want of money; but the sheep stock was very much reduced in 1828, 1829 and 1830, in consequence of the rot during those wet seasons.

1170. If anybody was to say that there had been no reduction in the quantity of sheep in Wiltshire, would you think he had come to an erroneous conclusion?—There are partial reductions, but I do not think they have been reduced to any great extent, except by the rot.

1171. Does not the high price of sheep arise in general from the great falling off in consequence of the rot?—Most decidedly; nothing can be a stronger proof than to look at the supply of the London markets; for the last 12 months, almost every Monday they have been 5,000 under the usual supply.

1172. What is the usual clothing of the labourers in Wiltshire; is it cotton or woollen?—Woollen.

1173. Do you know anything of the clothing of the labourers in Hampshire?—I believe the same as in Wiltshire.

1174. If any one were to say that cotton clothing was preferable to woollen clothing for the agricultural labourer, would you say that that was a correct opinion?—I should not believe it.

1175. Do you apprehend that woollen is more calculated to protect them from the inclemencies of the weather?—Most decidedly.

1176. What are the smock-frocks made of?—It is some sort of linen; but the smock-frocks are going very much out of fashion even with the labourers. We used to see the smock-frocks in the churches commonly with the labourers, now you scarcely ever see one.

1177. You have stated that the scale you now value at is 56 s. for wheat, and 30 s. for barley, and upon that basis you think the present rents could be maintained?—I think so, where they are not strained to a very high value. All my answers must be taken in a general point of view.

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1178. With the present rents, supposing them to continue, and the basis of your scale to continue also, would that enable the farmer again to employ those labourers that are now out of employment for want of capital?—I think that the moment the farmer was convinced that the price of corn could be supported anywhere about that scale, I think he would immediately cultivate his farm in the way that he used to do; but so long as the farmer is threatened with an alteration and a free trade in corn, he will not lay out any money to make improvements.

1179. Would 56 s. per quarter for wheat, at the present rents, be a remunerative price to the farmer?—It would, but not a large remuneration, but I think it would be a moderate remuneration; it would enable him to employ the labourers, and I think he would go on comfortably.

1180. When wheat was at 80 s. a quarter, the labourers, you say, had a lower proportion of wages than they have now; therefore they bear heavier upon the farmer now than they did then?—When I first commenced business, the criterion of a labourer's wages at that period was a little more than the price of a bushel of wheat per week. Some time after that we were generally in the habit of allowing the price of a bushel of wheat, and perhaps about the eighth of a bushel; and at the present time they have still got on a little higher and higher, and now there are many instances where they receive a bushel and a half.

1181. Was the scale by which you set your rents ever higher than 80 s. at any time?—Never, because if the price of corn was above 80 s. it was generally in consequence of bad crops or of bad harvests.

1182. You used to let the land on the basis of 80 s., and at present you let it on the basis of 56 s.; do you think that the market price of corn at present bears the same proportion to the rent as the price of 80 s. bore to the rent during the war?—According to my present calculation, the profits of the farmers would be much less than they were formerly.

1183. In the agricultural market-towns does the farmer lay out as much money as he did?—He has not got it to lay out; there is no want of disposition.

1184. Is that visible in the inns in the market-towns?—They are complaining most bitterly at every house that I go to; they say that the farmer spends nothing comparatively to what he used to do.

1185. Do you think that the farming population is a considerable market for the manufactured productions of the country?—In many instances very much so; the market-towns, particularly in Wiltshire, are supported by the farmers.

1186. Do you know whether the shopkeepers perceive any difference in their trade in consequence of the depression of agriculture?—All I have spoken to upon the subject say that they feel it most materially.

1187. Would you be surprised to hear that manufacturing industry was prosperous while the farming market was falling off?—Perhaps it may be for a short period, but I do not think it will last.

1188. You state 56 s. to be the basis of price upon which you think it reasonable to calculate for setting your rents: at present, in the country with which you are acquainted, taking it as a general average, should you say that the farmers' rents are set above or below that average?—I am in the habit of letting a great many farms myself; I think I may say, within the last two years, that I have regulated the rents of more than 200 farms, and I have made my calculations upon that basis; and with respect to the farms belonging to one nobleman, where I think there must be 150 tenants, it is satisfactory to me to know that the prices that I put were satisfactory to the landlord, and I do not know of any one instance where the tenants have not taken the farms.

1189. When the farmers took them at your valuation, was it a reduction upon the rent that before existed?—When I went over the farms I knew nothing about the rents; it was a question that I asked afterwards, and I found that in some instances there was no reduction at all, and there were a few instances where there was a little advance; but, generally speaking, there was a reduction of about 10 per cent.

1190. Are the generality of the farmers in your neighbourhood now working their farms upon that basis, or upon a higher or a lower one?—If the farmers were blessed with good seasons and fair crops I think they would be satisfied with those prices.

1191. And you think that they are not occupying their farms, generally speaking, at rents set above those prices?—Generally speaking, I think they are not. The farmer formerly used to be remunerated for a bad harvest, by having a better price

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for his corn ; but of late years that has been entirely out of the question, for reasons quite as well known to the honourable Members of the Committee as to me.

1192. If it be the case that the farmers have not their rents, upon the average, higher than you think they can fairly afford to pay, how do you account for the fact that their capital has been diminishing in the way you state?—There are many instances where the rents have been put above that ; and wherever that has been done, the farmer's capital has most materially diminished.

1193. Is there not a considerable proportion of the land which farmers occupy that has been set at rents which they could not fairly afford to pay?—There are a great many farms which have not been surveyed for many years, and consequently the rents are kept up, in some instances, higher than the farmer can afford to pay ; but where they are valued by men of judgment, who all go nearly upon the same calculation, and where the farmer has money to cultivate the farm as he ought to do, I think he is going on and would go on comfortably to himself with those prices.

1194. Is there any considerable portion of the country within your knowledge that you think has been let at rents which you consider the farmers could not fairly afford to pay?—Rents are generally a secret between the landlord and the tenant ; and consequently cannot come to my knowledge, or that of any other person, except in particular instances.

1195. Do not you know, from your general acquaintance with the country about you, whether the farmers have had their rents generally set at what you consider a fair rate, or whether they have been labouring for some time under rents that you would consider excessive?—Where rents have not been moderate, and put upon a fair scale, according to the price of corn, the tenants in general, I think, are very much in the back ground with their rents, and they linger on in hopes of seeing better days, and they are still getting worse and worse.

1196. Has the deterioration of the capital of the farmers, which you represent to have taken place, been confined to the class of farmers that you think have been over-rented, or do you think that the capital has been diminishing of the farmers who have had their leases upon those equitable terms which you have stated?—The farmers' capital generally has been depreciated, but most materially in the former cases.

1197. Was it the practice of the farmers formerly to deposit their surplus money or savings in country banks or in the funds?—When corn was at a high price, the farmers were then very much in the habit of carrying their money to the country bankers ; and since corn has been down, they are very much in the habit of going to borrow money.

1198. Do the farmers generally keep money with the country bankers?—It is a question that I cannot answer correctly, but I am afraid there are not many instances of it at present ; I think there are many instances where the banker assists the farmer, but I think there are not many where the farmer assists the banker.

1199. You have stated what proportion of reduction of rent would be consequent upon a given reduction of the price of corn ; must not that much depend upon the nature of the soil ; that is to say, that soils which, though producing good crops of corn, require a greater outlay for that purpose, would suffer in reduction of rent much more largely than other soils from a given reduction of price?—In order to answer these questions I must have a fixed scale to go by, but I am sure the honourable Committee must be aware that in some instances perhaps that scale is a little too high, and in others a little too low, for the very reason that has just been assigned.

1200. With respect to the heavy land which you have mentioned as producing good crops of corn under a large expenditure, are there not many instances where the fact of their being titheable prevents their being cultivated ; that is to say, if they were tithe-free they would be cultivated, but the fact of their being subject to have a tenth of their whole produce taken, throws them out of cultivation?—Tithe has always been a sore thing, and always a check to the improvement of agriculture ever since I can recollect, but in some instances a great deal more than in others. In parishes where the tithe is strained to a very high pitch the farmer will not convert the land into cultivation in consequence of the tithe.

1201. Can you state from your experience what differences there are between close tithing and liberal tithing in the country with which you are acquainted ; what differences are there between the highest tithing and the lowest tithing within

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your knowledge?—I think I know differences of 25 per cent. between one clergyman and another.

1202. Do you think that generally there is an uniform practice upon the subject, or is there a great diversity?—Very great, much more so than in rent; in some instances tithes are rented very high, and in others very moderate, and in some cases very low.

1203. Have you had any experience of the operation of the labour rate?—Very little; it has been tried very partially in Wiltshire; but where it has been tried it has been generally spoken favourably of.

1204. Have the parishes abstained from trying it from the circumstance of its being only temporary?—The parishes have abstained from trying it for this reason; for in every parish you find some farmers that are liberal, and very much disposed to make the poor people as comfortable as they can; they will call a vestry and enter into very wise resolutions to enable them to employ the poor, then comes an obstinate illiberal man, and he overturns the proceedings of the whole vestry, in consequence of the majority of that vestry not binding the remainder of the parish.

1205. Supposing the law were made so as to enable the majority to bind the parish, and under any modifications which might make it more perfect, do you think it would work well?—I think it would; I have had a great deal to do with the parishes all my lifetime, and there is nothing I have lamented so much as the observation I have just made, that one obstinate man should upset the proceedings of a whole parish; and any law to bind that man must be beneficial, and have a good effect.

1206. With respect to tithe; in valuing farms do you consider anything about composition for tithe, or do you take the tithe as if it were taken in kind?—Exactly so; I generally make a scale for tithe in two ways; in the first place, we take a certain proportion for the arable land, a certain proportion for the water-meadows, a certain proportion for the dry meadows, and a certain proportion for the downland; and then, in order to see that that scale is correct, I take the produce in kind to see what that produce is worth, making a fair deduction for the expenses of collecting.

1207. Does not the operation of tithe affect the cultivation of heavy and expensive land more than that of light land?—Most decidedly, because the tithe-owner has the benefit of all the expenses.

1208. In fact, the tithe being the tenth of the gross produce after all the expenses are incurred, it operates more heavily on the land which requires a strong and expensive system of cultivation than it does upon that which requires a lighter system of cultivation?—Certainly.

1209. Then, in fact, it is possible that land of the sort now spoken of might be productive as to tithe, though it gave no rent whatever?—Certainly.

1210. Provided the price of corn were to be so reduced that the heavy land should yield no rent beyond its expenses, yet that will not destroy the tithe?—You never can destroy the tithe, the tithe is still worth something; the tithe will vary according to price of the produce, but you never can reduce the tithe to nothing, as you can the rent.

1211. Do you know any land of that description, where the tithe amounts to as much as the rent?—I do not.

1212. When you put your scale at 80 s., that was an arbitrary scale, but you think it was a low scale?—Certainly, much more moderate than the present one.

1213. When you put the scale at 56 s. what did you calculate to be the fair interest for the farmer to make of his capital?—At 56 s. upon the average of years, he must not calculate upon more than six or seven per cent. at the outside, and probably not more than five.

1214. In making that calculation, do you include his own food and maintenance, and that of his family, or do you suppose that besides living and feeding he gets five per cent. upon his capital?—No, he does not get five or six per cent. beyond that. I put it in this way: if the same man was out of business he must live somewhere; he must be at some expense in renting a house, and in maintaining his wife and family; that expense is, I think, out of the question, but all expenses beyond that must be taken into the account.

1215. In fact, you put him at wages, as if he were a bailiff?—Yes.

1216. Do you reckon his farm-house beyond the five or six per cent.?—Yes.

1217. Then, in fact, he clears the five or six per cent. beyond the cost of maintaining himself and his family?—I think he would be able to do it, provided the corn maintained that price.

1218. You

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1218. You stated that your scale was framed upon the price of 56 s. per quarter; you are perfectly aware that corn is below that price now; therefore, if the present low prices continue, you will feel it necessary to make a reduction of rent?—There must be a reduction.

1219. Supposing wheat were to be reduced 30 per cent., which would bring it to 26 s. per quarter, and without a reduction of the taxation and expenses, do you conceive that there is any arable land of that quality in this kingdom that could pay the expenses of cultivation without any rent?—I think that every farmer that could do it would withdraw his capital from those pursuits. The expensive land would not pay the expense of cultivation, and I do not think any land would.

1220. Do you think, with a reduction in the price of wheat of 20 per cent., which would reduce wheat to 36 s., there is any class of land in this country that would pay any rent?—So long as the other outgoings remain, I do not think there is any.

1221. Taking the wheat at the scale of 56 s., how many bushels per acre would induce the cultivation of the strong clay lands of this country, without any rent; that is, how many bushels per acre would pay the expenses of cultivation, leaving rent out of the question?—Upon a stiff, stubborn, cold soil, I think it would take nearly 24 bushels per acre to overcome the expenses, exclusive of rent.

1222. Then, if there were four bushels more to be grown upon the acre, those four bushels would go entirely for rent; and if there were six bushels, those six bushels would go for rent?—Yes, all above 24 bushels.

1223. With reference to the best land in Wiltshire, the chalk land, upon that land how many bushels would be required to overcome the expenses without rent?—I should think the proportion would be about 16 upon the light land, as compared with 24 upon the heavy land.

1224. As you have been a large farmer yourself, can you state whether it was not customary formerly in Wiltshire to keep large stocks of old corn on hand?—I think more in Wiltshire than in any county in England.

1225. Are you aware whether that old wheat became more valuable by keeping, for the purpose of mixing with new wheat?—Upon the strong soils it is considered to improve very much by one year's keeping.

1226. Are there large stocks of old wheat now on hand?—I think there is a considerable quantity in the hands of farmers that have got capital, but where there is no capital the stocks are very much diminished.

1227. Are there many farmers with large capital?—More in Wiltshire, probably, than in any other county.

1228. With respect to old wheat, is it not an advantage to the farmer to keep old wheat on account of the prices?—It has been well understood for many years that the best granary for keeping corn is in the farmer's stack-yard; you cannot keep it so well in any way as you can keep it in the straw.

1229. Is not it advantageous to the farmer to keep his wheat over the year if he can?—The farmer keeps it with that view undoubtedly, and sometimes it turns out a fair speculation; but in all cases it is beneficial to the country; it is always prudent, if the farmer can do it, when corn is at a very low price, to keep it in the stack-yard.

1230. How many years have you kept wheat in the stack?—I think I have kept some four years, but two years I have kept a considerable quantity.

1231. Was it deteriorated by the four years' keeping?—I never found it in the least; a farmer will never keep his corn unless it is well harvested and of good quality.

1232. Then, in fact, a man that can keep it has a great advantage over a man of no capital, on this account?—Certainly.

1233. What is the proportion of old wheat kept in the stack-yard now, compared with what used to be in former times in Wiltshire?—I think in prosperous times the farmers were in the habit of keeping one-fourth or one-third, but for the last two or three years there has been scarcely any kept.

1234. Is there more this year than there has been the last two or three years?—Yes, there is.

1235. Has not there been great difficulty this year in threshing out wheat, in consequence of the destruction of the threshing-machines?—That is one very strong reason; the barns had been very much diminished in consequence of the introduction of the threshing-machines, which enabled the farmer to do very well with very few barns; but since the destruction of the threshing-machines there has not been

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time to erect fresh barns, and in many instances the farmers could not thresh out their corn even if they were disposed to do it.

1236. Do you believe that that is the reason why there is a great deal of corn unthreshed, which would otherwise have gone to market?—That is one reason; and there are other instances where the farmer has kept the corn, thinking that the next harvest may not be so favourable as the last.

1237. Have all the threshing-machines gone out of use?—There are some in use now, but not many.

1238. Is there one now where there used to be twenty?—There is scarcely one in a hundred.

1239. Are they getting up again?—Very partially.

1240. Has the destruction of those threshing-machines increased the demand for labour?—A very little; I used threshing-machines myself, and I always found that I employed about as many labourers by working the threshing-machines as I did without them.

1241. Have wages risen in the last two years in Wiltshire?—They were partially risen immediately after the riots; and in some cases that is continued, and in others it is not; generally speaking, it has gone back to the old prices.

1242. Are not the Wiltshire farmers particularly large renting farmers?—Many of them are, particularly in South Wiltshire.

1243. Have not the poor-rates increased very much in Wiltshire of late years?—Very much.

1244. Has the system of hiring their labourers been altered, with respect to having labourers living in their houses?—That has gone very much out of practice.

1245. When did that cease?—It has not ceased altogether; there are many farmers that are in the habit of having men in their house for five or six weeks in the harvest; but in order to reduce their expenses as much as they possibly could, many of them have got out of that practice.

1246. The question referred to the practice of having yearly servants in their houses?—There are very few yearly servants hired, beyond the carters and shepherds, and persons of that description.

1247. Was it the custom formerly in Wiltshire to take any persons they employed in the management of their land into their houses?—I think, with regard to men that are hired in the house for a year, the custom remains pretty much the same.

1248. Are they hired for the whole year?—Generally speaking, they are, and in some instances they are hired for something short of a year, to prevent their gaining a settlement.

1249. Do you think the farmers are able to pay the poor-rate with the same readiness that they formerly paid it?—Certainly not, on account of the want of capital.

1250. Is there great difficulty experienced with the farmers in getting the rates?—Very great in some parishes.

1251. You have stated, that during the war the average rate of wages was about a bushel a week for a man, and that at present it is considerably more than a bushel; during the period of the high price, was not a great deal of the agricultural labour done by task-work?—Yes, and it is so now.

1252. Since the resumption of the flail do the labourers work by task-work as much as they did before the introduction of the threshing-machines?—Certainly not, for this reason; if they were to put them at task-work, the farmers say that they should not be enabled to employ so many, that they could then only employ a few men that would earn high wages, and the others would have no employment at all; and therefore, upon that principle they think it better to let them go on by the day.

1253. You said that in letting land upon the scale of 56 s., you did not expect farmers to make more than five or six per cent. profit; do you think that is sufficient to compensate the farmer for the risks he runs?—I think, certainly, it is not; I think the farmer ought to have 10 per cent.

1254. Do you recollect what used to be the expectation of the farmers with regard to the amount of profit, some 10 or 15 years ago?—They invariably calculated upon 10 per cent. at least.

1255. Then those farmers who went upon their farms with the expectation of making ten per cent. upon their capital, are now reduced to five or six per cent.?—Yes.

1256. You

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1256. You have supposed the case of farmers withdrawing their capital from the land; from your knowledge of farmers generally, supposing their capital was to be sold up, how much do you suppose they would have?—I am afraid in many instances they would not have a shilling.

1257. You stated that in some lands in Wiltshire the rent has not been reduced; can you state whether, in those instances where a reduction has not taken place, the lands have been such that the cultivation would have ceased if the rents had not been reduced?—The reduction of the rent does not apply to any soil in particular, it arises entirely out of the liberality of the landlord.

1258. You have stated that you yourself were a great farmer; did you make in the latter years of your farming as large a profit as you did formerly?—I never made anything of my farming for the last ten years.

1259. You have said that the tradesmen in country towns are now suffering from the want of custom from the farmers; do you think that the custom from the farmers would be as large to country market-towns under a price of 56 s. as it would be under a price of 64 s.?—Certainly not; there are no men that lay their money out more freely than the farmers when they have got it.

1260. And you think the labourers would be equally employed?—The higher the price of corn, the better the labourers would be employed.

1261. And they would still be able to obtain the necessaries of life?—Much more so; the labourers have generally found out that it is no advantage to them to have cheap corn in any way.

1262. Are there many yeomanry in Wiltshire?—Yes, a great many.

1263. Do you conceive the number of the small yeomanry, say from 50 l. to 300 l. a year, has diminished within the last 15 years?—Most materially.

1264. Can you assign any cause for that?—The low price of agricultural produce, and the expense of the poor-rates and other outgoings.

1265. Are the parishes with which you are acquainted entirely agricultural?—They are entirely agricultural, those that I have taken an active part in.

1266. By whom were the small estates of the yeomanry bought, that you say were sold; were they bought by large capitalists, who threw them into one estate, or by small capitalists?—When corn was at a higher price, farmers that had made some money were very much in the habit of buying small farms for occupation; but I hardly know an instance for some years past where a farmer has bought property.

1267. Do you mean to say, that in that part of the country a great number of small estates have been sold within the last 20 years, and that those small estates have been bought up and thrown into large properties?—They are bought by men that have made money in different ways of trade, and which they have now invested in land; and in many instances bought by large capitalists of the adjoining estates.

1268. Have the size of the properties remained about the same?—There is very little difference.

1269. Notwithstanding those small properties may have been bought by other people, do you consider that will be any compensation for the loss which has been sustained by the previous possessors who have been obliged to sell?—I do not think that there have been many instances in which they have been actually sold, but they have been mortgaged.

1270. Do you consider that the small properties which have been sold have been bought by persons who have merely bought them and remained the possessors of them, or that men of large capital have bought them and thrown them together?—They are generally bought by gentlemen who have got the adjoining estates; there are very few estates now purchased by the yeomanry for occupation.

1271. Do you consider that the large estates are less burthened in proportion than the small ones?—That is a question that I cannot answer; I dare say there are instances in which they are all encumbered.

1272. Have you known many large farms divided into small ones within the last few years?—Not many.

1273. Have you generally found when that has been done that the farms have become more profitable?—No; all extremes are bad, but with sheep farms the farm must be moderately large to enable a farmer to keep a flock of sheep; a small farmer cannot do it; but with regard to the dairy farms, I think they should be upon a much smaller scale.

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1274. What is the lowest scale you would take of a farm that could carry sheep, so as to better the cultivation of that farm by a flock of sheep?—I do not think a sheep farm can be managed properly of less than 300 acres.

1275. Does that hold good equally with other farms that are not cultivated with sheep?—All corn farms cannot be well cultivated unless they are sheep farms; there must be a certain proportion of sheep kept upon them to manure them.

1276. You consider a certain amount of capital necessary for the cultivation of a farm of 300 or 400 acres; do you think that a man with 1,000*l.* capital, receiving only six per cent., which gives him 60*l.*, can maintain his family and live upon that estate, and give as much rent as he could give if he had just double the quantity of land, by which he would have 120*l.* to live upon?—I invariably find that the moderately large farms, beyond 200 or 300 acres, are better managed, and the farmers employ a greater proportion of labourers, than the farmers employ upon the very small farms.

1277. Do not you think that a man can afford to give more rent in proportion for a farm of 800 acres than for a farm of 400 acres?—I have no doubt of it.

1278. With regard to the size of farms, would you apply the same principle, for instance, to North Wiltshire, that you do to the down-land?—Certainly not.

1279. In North Wiltshire would not farms of 100 or 200 acres be just as profitable for the landlord, and work to as much advantage, as the large down-farms you mentioned?—Certainly not; the ploughed farms must be not so small as that, to be farmed with advantage.

1280. What comparison should you make between North Wiltshire and South Wiltshire, as to the relative size of the farms?—In the south of Wiltshire, and even the central part of Wiltshire, in most instances there is a great proportion of down pasture, but in North Wiltshire it is chiefly dairy and grazing land.

1281. Supposing you had to choose in what sized farms an estate should be laid out, what size would you choose in North Wiltshire, which is an inclosed country, and in South Wiltshire, which is open down country?—I think there is at least a difference of half.

1282. In fact, you mean to say that a farmer can superintend a farm of 800 acres in South Wiltshire with less trouble than he can superintend a farm of 400 acres in North Wiltshire?—Certainly.

1283. Do you think the number of landed proprietors in Wiltshire has increased or decreased?—I do not think there is any material difference.

1284. With regard to the quantity of corn in the stack-yard of the farmer, are you not aware that during the present corn law corn has been subject to less fluctuation than it was formerly?—It has been so steady that I believe in Salisbury market the price of bread has not varied but 1*d.* ever since I lived in that part of the country, which is more than a twelvemonth; and that alteration of 1*d.* has taken place within these six weeks.

1285. Do not you conceive that, there having been of late years much greater steadiness in the price of corn, and much less fluctuation, there is less inducement to the farmer to keep the same quantity of corn in his yard?—Certainly.

1286. In calculating the profits of a farmer, do not you consider that a farmer acting as his own bailiff, and his wife acting as his housekeeper, and his daughter acting in some respects in the capacity of a servant girl, that the expenses of their living ought to be put into his column of labour, and that he ought to enjoy the profit of his farm entirely extra?—Whatever the family does ought to be considered as labour.

1287. And therefore whatever profits are enjoyed from his capital should be quite extra of his living?—Certainly.

1288. Have farms changed their occupiers much of late under your management?—Very little indeed.

1289. Comparing the last 10 years with the preceding 10 years?—Ever since I can recollect there has been very little change where I have been concerned.

1290. Do not you believe that, generally speaking, there is much less change of occupancy among the tenants of Wiltshire than in any other county with which you are acquainted?—I think so; the estates are large, and no county that I know is better cultivated; and I think the Wiltshire farmers generally, as a body, are men of more capital than they are in any other county.

1291. Would you make any distinction between North and South Wiltshire?—

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Not much; there are more small dairy farms in the north part of the county, and men of not so much property as in the south part of the county.

1292. Taking the whole county together and the whole of the land which you superintend, are not they larger farms than are generally to be found in any other county?—Certainly.

1293. And the tenantry generally very respectable?—Very much so.

1294. At what part of the year generally do the farmers leave their farms?—Either at Michaelmas or Lady-day.

1295. Have there been many auctions of stock and implements of husbandry at Lady-day of late years?—There have, particularly in the north parts of the county, upon the dairy farms.

1296. Do not those sales generally take place upon the tenants leaving their farms?—Certainly; but none of those sales have taken place upon the estates upon which I have been concerned.

1297. Do you think those sales of stock have been larger in the last eight years than they were in the preceding eight years?—Much larger; but those auctions have not been so frequent as they have been in many other counties that I know.

1298. Where those sales by auction have taken place upon the transfer from one tenant to another, within the last eight or ten years, has the stock transferred been much depreciated at the last sale as compared with antecedent sales?—Very much so, but the sales that have taken place this last year have been rather better than in some former years. In the year 1822 stock was worth very little indeed; there was a depreciation of 50 l. per cent.

1299. Taking, first of all, a flock of sheep upon any farm, and suppose the same flock, not much decreased in quantity and of the same breed, to have been transferred at some period nearly 10 years ago, and transferred again within the last two years, what has been the difference in the value of that same sheep stock?—In the year 1822, I recollect that in sheep stock and all other stock there was a depreciation of 50 per cent. at least as compared with any period almost before: there was a fall in the price of stock immediately after the war, I think about the year 1816, and it fluctuated from the year 1816 to 1822, and in 1822 it was very bad indeed; 1823 was a little better; 1824 was considerably better; in 1825 it was still better, and in 1826 it went down again.

1300. Comparing 1826 with the present time, how has it been?—From 1826 to 1830 it was better than it was in 1822, but not anything like so good as 1824 and 1825; and at the present time sheep are selling at a high price, in consequence of the rotten season.

1301. Take cattle?—The price of cattle has been influenced in consequence of the short supply of mutton, for people will generally buy the cheapest meat; mutton being at a high price, they gave the preference to the cheapest sort of meat, consequently there has been a greater demand for beef and other meat; therefore it has all felt, in some proportion, the effect of rotten sheep.

1302. What has been the variation in the value of the dead stock in a farm?—There has been a depreciation of 20 to 40 per cent.

1303. Beginning with the end of the war, what has been the variation?—It has varied much in the same way, one year moderate, and another year very bad, and perhaps another year very good; but generally speaking there has been a great falling off in the price of implements of husbandry.

1304. Is the same dead stock of equal quality worth as much now as it was in 1826?—I should think not much difference.

1305. You have stated that the price of corn has varied very little in the course of the last eight or ten years?—Since the year 1826 there has been very little variation; I never recollect it to have been so steady before, or anything like it, as it has been since the last Corn Bill.

1306. The price having been so uniformly steady, are you prepared to say that since the last Corn Bill wheat has not averaged 56 s. a quarter?—I cannot speak from memory; but that is a point that may be easily ascertained.

1307. You have mentioned stiff clay land yielding, upon the average of season, from 24 to 26 bushels of wheat an acre; what is the rent generally of that land at present?—For land of that description, if it be titheable and subject to poor-rates, I should say from 15 s. to 25 s.; there is some of the worst clay land that is down as low as 8 s. or 10 s. in the north part of Wiltshire.

1308. You have been asked some questions with regard to the interest now derived by a farmer from his capital with wheat at 56 s. a quarter, as contrasted with

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with the rate of interest derived when wheat was at 80 s. a quarter; are you prepared to state what is the difference in the rate of profits generally between the two periods?—Not accurately; but, as I observed before, the profits were very much higher when the scale was 80 s. than it is at 56 s.

1309. Then a farmer, with his reduced rate of profit, is only sharing the fate of all other capitalists?—All profits are reduced.

1310. You were understood to state, that you considered wheat a sort of barometer of the price of farm produce generally; do you think that meat and hay, and butter and cheese, are regulated by the price of wheat?—Everything is very much influenced by the price of wheat.

1311. If the low price of wheat should lead to a diminution of the growth of corn, and the demand for other articles of farm produce should increase, are you not of opinion, that though the price of wheat may be low, as it is at present, the price of meat may not only not fall, but may continue permanently high?—When wheat is below a remunerating price the land will be, part of it, converted to other purposes for grass, consequently there will be an extra quantity of hay produced, and that will cheapen the hay market; and the more meat there is produced must have the same effect.

1312. You were understood to say, that the present supply of sheep at the London market was 5,000 a week less than it used to be; and you have ascribed the short supply to a particular cause, namely, the rot which prevailed amongst the sheep; but if, instead of a short supply, the demand should increase, or should remain as it now is, without a greater supply to meet it, would not the price of meat be maintained, notwithstanding the fall in the price of wheat?—If we should have fine seasons, and the stock of sheep could be got up again, I am quite sure the price of meat would fall.

1313. Suppose the effect of a permanently low price of corn should be to lead to an increased demand for other articles of farm produce than corn, in that case would not the price of stock maintain itself, though the price of wheat remained low?—I do not think it would.

1314. Is not the raising of sheep upon those farms consequent upon the cultivation of arable land?—Decidedly.

1315. Could you raise sheep for any useful purpose, or for any profit, if you had not at the same time a remunerating profit for your corn?—Certainly not.

1316. So that if by any circumstance the corn land was thrown out of cultivation in consequence of any supply being received from abroad, or by any other means, could the farmers possibly produce meat for the markets of the towns, unless they had that encouragement which enabled them to cultivate the corn lands?—Certainly not. Wiltshire is a breeding county; the great object of keeping sheep is for manure; and there is more corn grown in Wiltshire than in any other county, according to the extent of the county, in consequence of the immense quantity of sheep that are kept, and they are bred to be grazed in other counties. The graziers in many other counties come into Wiltshire and Hampshire for sheep to be grazed for the London markets; and if corn gets to a ruinously low price, not only must that land go out of cultivation, but the sheep stock will be very much reduced.

1317. Does not the raising of sheep depend upon the alteration of their crops, upon their turnips, upon their seeds, and all those crops that accompany the cultivation of the soil in raising corn, and which could not be raised advantageously for the purpose of sheep unless the farm was employed in the cultivation of corn?—The moment the farmer loses his capital, he cannot sow any of his artificial grasses or turnips for the sheep stock; the stock of sheep is only kept a proportion of the year upon down pasture, but upon artificial food.

1318. You have spoken of land being laid down for grass after it has ceased to be cultivated for corn; after a farm has been gradually ceasing to pay for the cultivation of corn, is it not generally in an impoverished condition?—Generally speaking, it is.

1319. Is it in a fit state to sow down for grass then?—It is not.

1320. You have said that in the latter years during which you were a grazier the profits were not so large as in the preceding years; was not that on account of the diminished value of the stock?—The profits of grazing diminished very much when the war ended.

1321. Did your profits diminish on account of the diminished price of stock?—Certainly, and also the diminished price of corn.

1322. The present high price of stock having taken place in consequence of the
rot,

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rot, do you see any prospect of the price of stock continuing so high as it is after the present deficiency of sheep ceases?—There is no doubt that as soon as farmers are able to get up their full stock of sheep again, the sheep will go down in price.

1323. How much do you think the rot has raised the price of sheep; supposing a sheep now sells for 30s., what do you suppose it would have sold for before that occurred?—I have no doubt at the present moment sheep are worth from 8s. to 10s. a head dearer, in consequence of the rot upon a sheep that was worth 30s.; I think that sheep at the present moment are from a third to a fourth dearer in consequence of the rot.

1324. Has wool risen materially in consequence of the rot?—Very materially.

1325. You say there has been a scarcity of corn during the last four or five years, with the exception of the last year; can you state how much that has affected the price of corn during those years; supposing corn to have sold for 60s. a quarter during the four years, 1828, 1829, 1830 and 1831, what do you think it would have sold if there had been no scarcity?—It would have been down at the present price; the importations affected our markets very materially.

1326. Then, though the price has been high in consequence of the seasons, that high price would for that reason be no greater remuneration for the farmer during that period?—Certainly not.

1327. You stated that there have been great alternations in the price since the war time; do you remember the years 1817 and 1818?—I cannot speak from memory.

1328. Do you think the quality of the corn has deteriorated of late years?—It depends very much upon the season.

1329. Have you found any deficiency in the yield of late years?—The yield is always bad in a wet season, and generally good in a dry one.

1330. Do you find that the yield of corn is worse upon a sterile soil than upon a good soil?—Yes, if we have a bad season.

1331. You think that upon the upland, if the season is good, the yield is as good as upon land where there has been a flourishing growth of the plant?—I think the season has more to do with the yield than any other circumstance, for during the wet seasons the high land was very superior to the land in the north part of Wiltshire.

1332. Has the county rate much increased in Wiltshire?—Very much, and it is still increasing almost every year.

1333. To what do you ascribe that great increase in the county-rate?—In Wiltshire there have been some very large sums laid out for buildings, maintaining prisoners and prosecutions of felons.

1334. Can you state to what extent the county rate has increased, as compared with the end of the war?—I think it is nearly doubled.

1335. Have the highway-rates increased?—The highway-rates have increased very much, in consequence of the great improvements that have taken place in the roads, and the want of other employment for the labourers.

1336. So that the farmer has to pay double highway-rate and double county-rate, with half the profit?—Yes.

1337. You said that you considered the condition of the labourers would be much improved if there was a rise in prices; do you consider that that would be the case unless there was a corresponding rise in the amount of their wages?—Labour, like every other commodity, will always find its level according to the supply and the demand; if the farmer was enabled to hire more labourers, of course there would be a greater demand for labour, and higher prices would be given.

1338. Do you think that a rise in wages would take place, *pari passu*, with a rise in the price of the commodity?—I think upon a fair scale it would; I never expect to see corn at a very high price again, or labour either; but labour has varied very little indeed since my recollection.

1339. Then, in fact, you would say that the condition of the labouring population is better than it was at the time of the high prices?—I never remember the agricultural labourers better off than they are at the present moment, where they are employed.

1340. Should you say that labour is regulated by the supply and demand; do not you conceive that the present state of the labourers may proceed as much from the increase of supply as from the decrease of the demand?—The increase of the population,

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population, of course, has had very much to do with it, and the poor laws hold out every encouragement for that population to be increased. It has been too much the practice to throw young single men out of employment, in preference to married men, and that is a great inducement for the young men to marry.

1341. Is the land in Wiltshire susceptible of a more improved state of the cultivation, so as to raise a greater quantity of corn?—There could be a greater proportion sown, particularly wheat; for when wheat was at a high price, there was an immense quantity of spring wheat sown; now wheat has become very cheap, there is scarcely an instance of any spring wheat being sown.

1342. Do not you regulate the quantity of corn you raise upon a farm of that sort by the quantity of sheep it will carry?—The sheep have a great deal to do with it, because the higher you manure, the greater must be the crop.

1343. Is there a less quantity of labour employed upon those farms than there was?—Most decidedly; and particularly upon that sort of land that requires the most labour, which is the stiff clay soil.

1344. Is there winter labour for the labourers upon the sheep farms?—Not upon the sheep farms; the winter labour is most upon the lowlands.

1345. Therefore, under any circumstances, the summer employment of labourers exceeds the winter?—Yes.

1346. Are you accustomed to value land for purchase or for sale?—Very much.

1347. Does land sell readily in that part of the country?—Very badly; there are many estates for sale; I have been attending myself lately several auctions, and I hardly know any instance where sales have taken place.

1348. Is that the case both with large properties and small properties?—With both; there appears to me to be the same want of confidence to purchase land as there is amongst the farmers to take land.

1349. How long has that continued?—It has not been seriously felt, I think, many years, perhaps never more than at the present moment.

1350. What do you mean by the expression of want of confidence?—Want of confidence in the corn laws.

1351. Where land does sell, how many years' purchase does it sell for?—It depends very much upon local circumstances, which have always a great deal to do with the value of land either to let or sell; I have made some few purchases myself for gentlemen, and I have given from 26 to 28 years' purchase at a moderate rent.

1352. Supposing any gentleman was to employ you for the purpose of investing money in that neighbourhood, could you make investments for him at the rate of 26 to 28 years' purchase?—I have found no difficulty in doing it.

1353. Could you make purchases at 26 to 28 years' purchase, supposing the rents to be fixed upon that basis which you have stated you consider to be reasonable, 56*s.* for a quarter of wheat?—I have no doubt that I could find plenty of purchasers if they could believe that the corn laws would not be altered to the disadvantage of the agriculturists.

1354. Speaking of purchases that you have actually made, or purchases you think you could make, when you speak of 26 or 28 years' purchase, it must be upon some given rent; would that given rent be a rent fixed in the proportion which you consider reasonable, namely, a rent founded upon a basis of 56*s.* a quarter for wheat?—All my answers must be founded upon the principle of the prices I have before stated.

1355. Do you recollect what the number of years' purchase of land was some years back?—It was higher than it is now; I believe very commonly 30 years' purchase, and I have known even 32 and 33 given; the number of years' purchase does not vary so much, because it is the annual rent that varies, and not the years' purchase so much.

1356. Must not you always apply the number of years' purchase to a rent which you think at the time to be a reasonable rent?—Certainly.

1357. Has not the number of years' purchase varied considerably upon what you consider to be a reasonable rent?—I do not think that the calculation has ever been generally beyond 30 years' purchase; it has varied from 30 to 25; there may have been instances where from particular circumstances there might be 32 or 33 given, but I do not think the general market price has ever been above 30.

1358. Is there any difficulty in getting money upon mortgage upon land?—I believe there is great difficulty, for people do not know what to do with their money;

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money; they are anxious to get mortgages, and they find great difficulty to do it; there is plenty of money in the country, but it does not circulate; it is in few hands.

1359. Do you mean to say that it is difficult to raise money upon mortgage, or difficult to put it out on mortgage?—There are so many estates mortgaged, that where you have got money to invest, it is difficult to get a desirable mortgage.

1360. Where there is an unencumbered estate of undoubted value, is there any difficulty in getting money upon mortgage at a reasonable rate?—Certainly not.

1361. At what rate?—Four per cent.

1362. The difficulty is to find an unencumbered estate?—Yes.

1363. In cases where an estate may be valued according to the ordinary mode of valuation, say at 10,000*l.*, is there not a difficulty and hesitation on the part of the lenders to advance as large a proportion of that value so fixed as would have been advanced in former times?—Very considerably; because, being fearful of a further depreciation in the value of the land, they will not advance money in anything like the same proportion.

1364. And that arising from the same want of confidence you have described?—Exactly.

1365. Has it ever come within your knowledge that land has been sold and has not produced sufficient to pay the mortgage upon it?—Many instances of it.

1366. The rent you now calculate upon is founded upon a scale of 56*s.*, but you think the price of wheat for the last three years has not been at 56*s.* upon the average. If it were lower than that, should not the number of years' purchase be lessened in proportion as the price of wheat was below the scale at which the rent stood?—Certainly; but I think it has not been much less than that.

1367. You stated that you know extensive tracts have gone out of cultivation in Wiltshire; do you know that in any other counties considerable tracts have gone out of cultivation?—There is a system adopted in many counties that I know something of, but more in Scotland than in any part of England, of what the farmers call up and down land; they plough it sometimes, and then they lay it down for two or three or four or five years: when corn is cheap, they let the land lie down for five or six years, but the moment there is a rise in the price of corn, they plough immediately and convert it into tillage.

1368. Do you know from observation in Scotland how that land stands at the present time?—I was in Scotland two years last autumn for about six or eight weeks, and I saw a great deal of that land in the most wretched, miserable state, old meadow land that had been ploughed, and when corn got to a low price, it was laid down in a bad state, producing very little indeed.

1369. You have stated that the superabundant labourers are very badly paid; can you state after what rate they are paid?—I have known some instances where they have been thrown upon the roads, and paid as low as four to five shillings a week.

1370. Are those generally unmarried or married?—More commonly unmarried than married.

1371. Would that be all they have to live upon?—No, it is always made up from the parish.

1372. How much is it made up?—There is a scale that the magistrates go by, and it varies in almost every district in Wiltshire; it is so much per head, so much the man, so much the wife, and so much the children.

1373. You have stated that the labourers employed are higher paid now, compared with the price of corn, than they used to be, and that they are upon the whole better off than they were then; supposing the price of produce to be high, and that the farmer is in a prosperous condition, is not he obliged to go and look for labourers?—When he can get a remunerating price for the capital expended in the cultivation of the farm, he of course wants additional labourers.

1374. And when there is a low price of produce, and the farmer is not in a prosperous state, the labourer is obliged to seek the farmer?—In that case the farmer turns off his labourers.

1375. Under which state of things is the labourer likely to receive the highest wages, when he is seeking the master or the master is seeking him?—There can be no doubt about that.

1376. Yet notwithstanding that, you say that when the competition for labour was greatest, you do not think the rate of wages was much higher than it is at present?—

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sent?—It was higher, but not so high in proportion to the price of corn and other things that the poor man has to buy.

1377. Do you conceive that if the public mind was set at rest upon the subject of the corn laws, there would be a considerable rise in the price of land?—I have no hesitation in saying, that if the agriculturists could be satisfied that the corn laws would not be tampered with, and remain in the same fixed state, and not altered as they have been, confidence would be very much restored, men would be more inclined to take farms and to buy farms.

1378. And you think that the value of the land would rise very considerably?—It would rise, I have no doubt; I do not say very considerably.

1379. Do you think that the present high rate of wages to labourers employed can continue if the profits of farming continue diminishing?—Certainly not.

1380. Then you consider the present to be a forced rate of wages for labour?—Certainly.

1381. You have stated that the poor-rates of Wiltshire have much increased; are they worse managed than they used to be?—I think not; I hope rather better upon the whole.

1382. You say there are a great many labourers employed upon the roads; does not that add very much to the encumbrances upon the farmer?—Decidedly; it increases the highway-rate, and the labourers being put at that low rate of wages, they must apply to the overseer to have that deficiency made up.

1383. Supposing the poor-rate to be 5 s. an acre, how much do you think the statute labour employed would add to that 5 s. an acre?—It is impossible to answer that question correctly, it varies so much in different parishes.

1384. Is not it so many days' work in proportion to the extent of the farm?—Statute labour is regulated by the extent of the farm, but the surplus labour has nothing to do with the statute labour.

1385. If wheat was at 56 s. a quarter, how much must rent fall?—Every 5 s. reduction will produce somewhere about 20 per cent.

Mr. *William Downes*, called in; and Examined.

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1386. WHERE do you reside?—At Denham, in Essex.

1387. Are you a native of that county?—I am.

1388. Have you been employed in agriculture, or conversant with it during the greater part of your life?—I have.

1389. Have you been a practical farmer, and occupied land on your own account?—I have, and now occupy about 200 acres.

1390. As tenant or as owner?—Both, principally as owner.

1391. You are employed as a surveyor?—I am, and a land agent to a considerable extent for different noblemen and gentlemen.

1392. Will you mention some of the noblemen and gentlemen by whom you are employed?—Lord Henniker, Earl De Grey, Lord Amherst, Sir Thomas Lennard, Sir Augustus Henniker, Mr. Wynne, Mr. Harcourt, Mr. Lushington, and various others.

1393. In what counties are those properties situated?—The counties of Essex, Suffolk, Norfolk, Kent, Surrey, Sussex, Buckinghamshire, Berkshire and Hertfordshire, but principally Essex and Suffolk.

1394. From time to time have you visited those properties in the counties you have enumerated?—Constantly.

1395. For how many years have you been in the habit of visiting them periodically?—For the last 20 years; I have been in the habit of going over the estates under my care twice a year.

1396. Therefore with regard to those estates you can form an opinion, from periodical visits, of the comparative state of their culture now with what it was 20 years ago?—I think I can speak generally.

1397. Speaking generally, what is the state of cultivation in those estates in those different counties, compared with what it was 20 years ago?—It is very much worse.

1398. In what particulars is it worse?—Inasmuch as the produce has very considerably decreased and the outgoings are very much increased.

1399. To what extent should you say the produce has diminished in the last 20 years?—I should think from one-third to one-fourth.

1400. From what period would you date the commencement of the decrease?—I should say, more particularly from 1818 or 1819.

1401. Has

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1401. Has it been progressive since then up to the present period?—I think it has.

1402. To what leading cause would you ascribe the diminution in the produce?—To worse cultivation and to the increased expenses arising from the labourers being thrown out of employment, the consequence of which is that the land is less productive, and the profits therefore are considerably lessened.

1403. Are the effects of less labour being applied to the land visible in its not being so clean as it was?—To a very considerable extent.

1404. Do you know instances of some farmers of industrious habits, who have not changed those habits, but have continued industrious, and whose land has nevertheless gone back in cultivation?—Yes, I would say that is frequently the case.

1405. With respect to those who have capital and who have continued the better cultivation, can you state whether it has been profitable to them to continue the cultivation, or whether they have lost by so doing, and lived upon their capital?—I have no doubt that in many cases they have lost; I do not mean to say that every year there has been a loss, but, speaking generally, such has been the fact.

1406. Within the last five years especially, do you think there has been a loss attendant upon good cultivation, in the hands of men of capital?—I think there has been; I will mention an instance of a fine farm under my care, where the loss has amounted to 400*l.* or 500*l.* a year, under the best cultivation.

1407. Has this loss of 500*l.* a year arisen in any degree from the rent imposed upon it?—To a certain extent, but the rent does not form the principal feature of the losses; the farm to which I now allude was let about 13 years since at 1,000*l.* per annum.

1408. Was it let by you?—It was.

1409. With reference to what scale was it let; what was your scale for wheat?—Sixty shillings a quarter.

1410. What was your scale for barley and other articles?—I think about 40*s.* for barley, for oats 30*s.*, and for butcher's meat about the present prices.

1411. Upon that scale the farm was let, and in your opinion the loss upon it has been about 500*l.* a year; for how many years has there been that loss?—For the last two or three years which the tenant occupied it.

1412. Does the same tenant still continue there?—He does not; I have cancelled his lease, and granted it to other tenants at a considerably reduced rent.

1413. How long did that tenant occupy it?—About ten years.

1414. Do you know what his loss was in those ten years?—I can only speak from what I have heard him say; I believe he lost 3,000*l.* during his occupancy.

1415. Have you any reason to think that with reference to your scale the estimate that you made in letting that farm was erroneous, or that it was let accurately according to your scale?—I have no doubt of its being accurately let according to that scale.

1416. Was that farm since let by you?—It was.

1417. Did you adhere to your old scale of 60*s.*?—No.

1418. What scale did you adopt then?—I took 200*l.* a year off the rent.

1419. What effect would that have with reference to the former scale?—It would require some calculation to state that precisely, but I should say about 5*s.* per quarter.

1420. What is the nature of the cultivation upon that farm?—It is a mixed soil farm, cultivated upon the four-course system: *i.e.* 1st, fallow and turnips; 2d, barley; 3d, clover; and 4th, wheat.

1421. Is the soil of average quality?—It is a fair average quality.

1422. Therefore it is not a case of a farm of inferior land?—Certainly not; a farm of inferior wet heavy land, let at the same time for 25*s.* an acre, would not now yield more than one-third that rent.

1423. Has the price of corn been steady for the last five years, in your opinion?—It has not varied much, excepting from particular circumstances; there is now a great variation in barley: for example, I have this year sold mine at from 35*s.* to 38*s.* a quarter, whilst my neighbours have sold theirs at 17*s.*; the one being bright and the other stained.

1424. If you were to value a farm now to be let according to the present amount of prices, and judging from the experience of the last five years, coupled with the

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existing prices, what is the scale you would adopt?—I would take 55 s. or 56 s. for wheat, 30 s. for barley, and a guinea for oats.

1425. From your general knowledge of the rents in the counties which you have just mentioned, should you say, with reference to that scale, that the present rents can be sustained if those prices be permanent?—Not without reduction in the poor's-rates and employment of labourers.

1426. Speaking generally, to what extent should you say they must be still further reduced?—In many districts within my knowledge the lands capable of yielding a great produce return no rent at all, nor will they do so unless some compulsory measure be resorted to for the employment of the labourers; and to show the landlords' power of making further reductions, I would give an instance of a very considerable estate under my care, the disbursements upon which, arising from repairs, land-tax, quit-rent, miscellaneous gratuities, stamps, audits, &c., amount to 33 per cent. upon the gross rental, which is under 25 s. an acre: to this I have to add donations to the parishes in which this property is situated, for the clothing of the poor, and coals, and various institutions; sums not paid by me, but which I believe amount to nearly five per cent more, making nearly 38 per cent. deduction upon the rent of this estate. Upon this property three years since I had not a tenant in arrear; upon it there are 52 tenants standing at rents exceeding 50 l. a year, and out of that number there are now 31 in arrear to a considerable amount; and I am thoroughly convinced that there is not a man upon that estate who would not sell his coat off his back to bring forward the rent, if he could possibly do it. If I may be allowed to add these arrears, they make 26 per cent. more, or equal to 64 per cent. upon the gross rental; of course they are recoverable, but it might be necessary to ruin the tenant to obtain them. This is an estate consisting of that sort of land which I have just described as applicable to the four-course system of husbandry.

1427. How long have the tenants been called upon to pay at the present rate of their rent?—The rents are constantly varying, either from change of occupancy or otherwise.

1428. When was the last reduction made upon the rent?—The system of making reductions varies according to circumstances; sometimes we give five, at others 10, 15 or 20 per cent.: for instance, the crop of wheat in 1831 was much injured by mildews; in the present year the barley crop was nearly destroyed; and the farmers are now got into that situation that if they lose one part of the crop they are unable to bear it, and we have to meet the circumstances accordingly.

1429. With reference to that scale of 56 s., how is that estate let; is 25 s. an acre above the scale of 56 s.?—No, I should say it is not; if I were now to value the land, I think it would come to 25 s. an acre upon that scale.

1430. What is the soil of this estate?—A mixed loam, and good productive land.

1431. When you have made your annual allowance of five per cent. or ten per cent., has it been extended over the whole tenantry?—Not always; but, generally speaking, I have found greater satisfaction given when it went over the whole estate, although it is an unjust principle, because the farms were hired at different periods and at different rents.

1432. Can you state to the Committee, for the last few years, what the percentage of the reduction has been upon each year?—It has varied according to the standing of the rents; there are some estates where I have had no occasion to make any reduction at all, and there are others, in the best situation in the county of Essex, where the rents, although under 25 s. an acre, are standing one and two years in arrear.

1433. Have not you some misgiving that the scale of 56 s. is too high?—In particular instances this scale is not at all applicable; where the outgoings are found to exceed the produce the scale does not apply; in other respects I consider it only a fair remunerating price.

1434. What are the sort of outgoings that have recently increased to which you more particularly refer?—The poor's-rate principally.

1435. Has the price of agricultural labour fallen within the last few years?—Not much; where the men are employed, they are receiving about the same rate of wages as formerly.

1436. What has occasioned the rise in the poor-rate?—In almost every parish will be found some few individuals refusing to employ their respective share of men, which

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which induces the rest of the parishioners to follow their example ; consequently an immense number of men are thrown upon the parish, and thus the poor's-rates, in many instances within my knowledge, are increased to a threefold degree.

1437. Would not the natural effect of many labourers being out of employ in the parish be to reduce the general rate of wages throughout that parish ?—Generally speaking, not so ; but where all agreements have failed (and parochial ones seldom last long), the good farmer will say, “If you compel me to pay 100 *l.* a year to those unemployed labourers, I must reduce my wages, so as to get double the quantity of labour done for half the money ; and that will ease me in one way, while you burthen me in another.” For instance, I will take a parish, one amongst many others I could mention, in which there are 3,600 acres of land, and only 120 able-bodied labourers (certainly not enough for the proper cultivation of the land), upon 1,000 acres of which, from the causes just mentioned, only five men were employed ; and here the wages are reduced.

1438. How are the men who are no longer employed for wages by the farmers employed ?—They are not employed at all. There is 35 *l.* a week paid to unemployed labourers in this parish, and 15 *l.* more to the casual poor ; this is a parish in the county of Suffolk.

1439. Do you produce this as a fair average sample of the state of things ?—I can produce many similar cases, but it is not a fair average, because here I show that the labour is reduced from a particular cause. In this parish the rates are thus increased up to 20 *s.* or 25 *s.* an acre ; now the farmer who is doing justice to his land cannot possibly pay this enormous rate and pay his own labourers too, and therefore he is driven to the necessity of saying to his men, “Instead of 10 *s.* I can only give you 5 *s.* a week, and you must go to the parish and have the rest made up.”

1440. How much an acre is the rent ?—I think the rent of that parish may be averaged at 25 *s.* an acre.

1441. Then all the labourers in this parish are receiving parish relief instead of their wages ?—Generally speaking, they were ; but I believe now the labour-rate has been introduced.

1442. Is there a poor-house in the parish ?—There is.

1443. But relief is given not in the poor-house, but to the labourers generally ?—Yes.

1444. Is Mr. Sturges Bourne's Act, of the 79th of George the 3d, in operation in that parish ?—It is not.

1445. Are the county-rate and the highway-rate increasing ?—Not much ; the roads are improved.

1446. When you talked of the outgoings increasing, you referred principally to the poor's-rates ?—I did.

1447. How have the roads become better ?—The roads, generally speaking, have improved under better management.

1448. Do you employ the labourers upon the parish roads ?—Not so much as might be beneficially done.

1449. You stated that in that parish there are only three labourers per 100 acres, and you think that a parish of that sort to be well cultivated would require from four to five per 100 acres ; therefore under proper care and proper cultivation this parish is not only not overburthened with labourers, but has not so many as you think are wanted ; then how comes it that with no redundancy of labourers the parish has got into this state ?—From the circumstance of having 1,000 acres in it upon which there are only five men employed.

1450. And then it becomes a scramble among the farmers who shall force the labourers upon the parish ?—Yes.

1451. Has any remedy been suggested for this state of things ?—They have repeatedly had meetings in the parish, and agreed to employ the labourers, before the labour-rate came into operation ; but an agreement that is made at a parish meeting is generally broken in a short time ; it may last for a week or a fortnight, but one turns off his men and another follows his example, and at last it comes back to the same state again. I understand these parishioners have adopted the labour-rate, and that the men are now employed.

1452. What has been the reduction in the poor-rates in consequence ?—I believe it will reduce them 1,500 *l.* a year.

Mr.
William Downes.
8 May 1833.

1453. Has the application of the labour-rate been satisfactory to the farmers?—Very much so; I have never known an instance, except in my own parish, where it has been discontinued after having once been adopted.

1454. Have the farmers generally been satisfied of its operation?—Perfectly; of course a farmer that is reduced to the necessity of selling a cow, which I have seen done, to pay the poor-rate, thinks it hard to be compelled to employ men without having the means of paying them.

1455. Have they more labourers put upon them by the labour-rate than they can beneficially employ?—Certainly not, if they have the money to pay them.

1456. Must they not pay them now, under the Labour-rate Bill?—Yes; and it makes this difference, namely, if a man is at work he will get about 9 s. a week, but if he is single and walking about in idleness, he is only allowed 2 s. 6 d. or 3 s. a week.

1457. Has this application of the labour-rate produced a better cultivation of the land?—Unquestionably; I should say that it will in many cases double the produce.

1458. How do you account for the fact of a person holding 1,000 acres in the parish, and employing only five men upon it, if the application of more labour to his land would be beneficial to him?—The 1,000 acres to which I alluded consist of various sized occupations, and the occupiers are reduced to the necessity of working themselves.

1459. Does the land pay tithe?—Yes, the tithe is about 6 s. an acre.

1460. Is it paid in kind?—No, it is compounded for.

1461. Therefore the tithe does not pay the rates, because where the clergyman compounds he compounds free from rates?—Yes.

1462. How is the labour-rate as applicable to the clergyman?—The occupier compounding for the tithes, he is liable for the labour-rate upon them, and the clergyman has nothing to do with it.

1463. Under the operation of the labour-rate, do they pay an uniform rate of wages to the workmen?—They generally pay according to the class of workmen; the name of every workman is called over, and he is put down at what his labour is fairly worth.

1464. Are the farms large in that parish?—No, they average about 100 acres.

Martis, 21 die Maii, 1833.

THE RIGHT HON. SIR JAMES GRAHAM, BART.

IN THE CHAIR.

Mr. William Downes, again called in; and Examined.

Mr.
William Downes.
21 May 1833.

1465. DO you cite the specimen of this parish as a fair average specimen of the parishes in the county of Suffolk?—I think it is rather beyond a fair average; but there are several of the adjoining parishes placed in a similar way.

1466. With regard to the grass land being ploughed up, do you think, in the last four or or five years, any very considerable quantity of old lay has been broken up?—A considerable quantity in the last 10 years.

1467. What circumstance has led to the breaking up of land of that description, in your opinion?—The tenants, generally speaking, have been very much reduced, and they have asked their landlords to grant them that favour by way of relief.

1468. The landlord and the tenant have concurred in breaking up the old lay land?—Yes, frequently.

1469. Is it often distress that has led to that?—I cannot ascribe it to any other cause.

1470. Is land laid down, generally speaking, in as good a condition as it used to be?—Old pastures have not the same means of undergoing deterioration as arable lands.

1471. Not laid down in good heart?—It is not fashionable to lay land down again, if once broken up; it is difficult to get a farmer to do this.

© 1472. Very

Mr.
William Downes.

21 May 1833.

1472. Very little land that has been broken up in the last 10 years, for the first time, has been laid down again?—I very seldom see an instance of it.

1473. Do you think the breadth of wheat sown annually is increasing, though the quantity per acre should be diminished?—Very much increasing; the farmers will take an extra crop of wheat wherever they have an opportunity of so doing.

1474. Is the Committee to infer that your opinion is, that the mode of farming now is more severe upon the land generally than it was 10 years ago?—Decidedly more severe.

1475. And drawing upon the principle of the land itself?—It is.

1476. Are you able to form any comparison of the present state of farm-buildings on the estates under your management, or the properties with which you are acquainted at the present time, compared with their condition 10 years ago?—Upon all the property under my care I make it a rule to keep up the buildings as well as circumstances will admit.

1477. Have you had more difficulty in the last 10 years in keeping them up?—The greater the difficulty I have in collecting the rents, the greater the difficulty in expending money to keep up the buildings.

1478. Is there as great alacrity in landlords in laying out money in permanent improvements?—Generally speaking, they have not the means.

1479. Where the tenants are to bear a share, is there any indisposition to bear their share of the outlay, or are they content to let the buildings go into decay?—Many of them would rather let the buildings fall than make the outlay.

1480. What has been the general consequence of this indisposition; has the value of the farm-buildings deteriorated in the last 10 years, or not?—In consequence of their not being able to pay their rent, they are not able to expend money in the repairs; and deterioration has been the consequence.

1481. If you were to take the fee-simple value of all the buildings upon the property under your management 10 years ago, and now, should you say they were deteriorated?—I should not say those under my care were deteriorated.

1482. Are there breeding flocks of sheep in Suffolk?—Yes; but it is not what is generally called a breeding county.

1483. On any of the estates of which you have the management are there breeding flocks kept?—Not to any great extent. Ipswich lamb-fair is the fair from whence our tenants are supplied with their stock.

1484. Do you know anything of the annual supply of the Ipswich lamb-fair?—I could not speak from positive information; I believe 100,000 a year, or something of that kind, usually attend the fair.

1485. Has the quantity increased or diminished that has been sold annually in the last four or five years?—I should think not diminished.

1486. You have specified a particular case of a particular parish, and you have stated that that is rather beyond an average sample of the distressed condition of the parishes in the county to which you refer; could you state any other cases that you would produce as a fair average sample of the agricultural condition of the county?—That is a case arising from the unemployment of the labourers; the other cases to which I refer arise from other causes.

1487. State some other case?—I would take the case of an estate belonging to a gentleman for whom I was some time since agent, who refused 65,000 *l.* for the property which I was afterwards compelled to sell for him for less than 30,000 *l.*

1488. What was the date when he refused 65,000 *l.*?—I should say, during the war.

1489. When did he take 30,000 *l.*?—In 1827; and I have heard him repeatedly say he refused 65,000 *l.*

1490. You do not know the fact?—I do not; but I knew the person who made him the offer of 65,000 *l.*, and he was a surveyor in a very considerable line of business.

1491. Were you concerned in the sale of it?—I sold it.

1492. For how much?—For less than 30,000 *l.*; and I would beg to state, unless the labour-rate now existing in that parish continues in operation, that estate in a short period will not be worth half the money it has cost the present possessor.

1493. Was the deterioration in the value of the property principally to be ascribed to the increase of the poor-rate?—And the decrease in the price of corn.

1494. What proportion of the decrease do you ascribe to the increase of the poor-rate,

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poor-rate, and what proportion to the decrease in the price of corn?—I am not prepared to answer that question.

1495. How much had the poor-rates increased between the time that the 65,000 *l.* was offered and the 30,000 *l.* taken?—The poor-rates had increased up to 10 *s.* in the pound, which they were six months back.

1496. What were they at the end of the war?—I cannot state, but I imagine low; and now, in consequence of the labour-rate having been adopted, all the labourers are employed, and the rate is reduced to 1 *s.* in the pound per quarter, upon an assessment of about two-thirds of the actual rent; whilst the men were kept in idleness it cost this parish from 500 *l.* or 600 *l.* a year for unemployed labourers.

1497. Do you entertain a favourable opinion of the labour-rate?—Yes; I consider that the labour-rate will afford the greatest relief to the present distresses.

1498. What is the extent of the property that was sold for 30,000 *l.*—About 1,000 acres.

1499. Is the property arable and pasture?—Yes, and woodland.

1500. Is there much woodland?—About 500 acres. I will now mention another instance of depreciation arising in another part of the county: in 1825 I was called upon to value a property, which I then estimated at 22,000 *l.*; in 1832 I was requested to revalue it, when I could only set it at about 12,000 *l.* Now this property is all freehold, tithe-free, land-tax redeemed, and not affected by the increased outgoings of pauperism; but the depreciation arose here entirely from another cause, namely, the tenacity of the soil, and the expense of cultivating some portions of the land was greater than the produce it would bear.

1501. This was an estate throughout of an inferior soil?—Not throughout, but partly so.

1502. What quality of land is it?—A strong retentive clay soil.

1503. In average seasons bearing how much wheat an acre?—Two quarters and a half.

1504. Do you happen to know the rent the land pays?—Yes.

1505. What did it pay in 1825?—From 25 *s.* to 30 *s.* an acre.

1506. Tithe-free?—Yes.

1507. What was the poor-rate in 1825?—I think about 4 *s.* an acre.

1508. What is the rent upon it now?—The rent has been considerably reduced.

1509. To what extent?—Five shillings an acre at least.

1510. It stands now at about 20 *s.* an acre?—Yes.

1511. At present prices can that rent remain?—No.

1512. What will it let at, if present prices continue permanent?—A great part of the land will pay no rent at all.

1513. With wheat at how much a quarter?—Taking wheat at 56 *s.* a quarter, it can afford no rent.

1514. In what rotation is it worked?—Partly crop and fallow, and partly in the four-course shift.

1515. With wheat at 56 *s.* a quarter and 4 *s.* in the pound poor-rate, you think it can pay no rent at all?—Some parts of the land are very thin and would not produce four sacks an acre, which at 60 *s.* per quarter would pay no rent at all.

1516. The Committee are not to infer that land bearing four sacks an acre in an average year, with wheat at 60 *s.*, can pay no rent with 4 *s.* poor-rate?—Of this particular description of land I am inclined to think little or no rent would be produced, unless other corn and stock kept up to a corresponding price.

1517. If you are of opinion that land producing four sacks an acre in average years, with only 4 *s.* in the pound poor-rate upon it, can pay rent, why do you think that this estate could not afford to pay rent, the circumstances being identical?—I would rather refer my answer to another property, because there is not a great deal of land so circumstanced upon this property.

1518. What is the particular circumstance in this estate that prevents it paying rent?—The expense of cultivating that portion of it at 60 *s.* a quarter would not produce a return.

1519. Then that must be common to all stiff clayey land of the same quality, producing four sacks an acre?—That is precisely the case; land of that description I calculate will yield a return of about 3 *l.* an acre, and land that will only yield a return of 3 *l.* an acre will not only pay no rent, but will yield nothing for the farmer's time in cultivating it.

1520. Must not that depend upon the rate of wages and the amount of poor-rate

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rate in the parish, and must it not vary according to the circumstances in each place?—It will.

1521. Is this land of such a quality that at some periods you cannot work it at all?—Yes.

1522. That is your opinion, founded upon the fact that the expense of waggons and horses and men must be continued, when the farmer can derive no profit from it?—Yes, it is.

1523. In 1825, what rent do you think this land produced?—Twenty-five shillings an acre.

1524. At what rate did you calculate that; according to the price of wheat?—I cannot recollect the exact calculation I went upon at the time.

1525. Have you altered your scale of corn between 1825 and the present time?—I have.

1526. How much?—To the extent of 5s. a quarter.

1527. Are the Committee to understand that it is your opinion that land of this same tenacious quality, and growing 16 bushels of wheat an acre, will not pay rent at 60s. a quarter?—I would rather confine myself to 56s.

1528. You have said that this land was valued in 1825 for 22,000*l.*, and in 1832 at 12,000*l.*, and you have stated the cause of the fall to be the tenacity of the soil; was the soil more tenacious in 1832 than in 1825?—It is the fall in the price of corn.

1529. Then it was owing to that?—It is.

1530. Do you not think that the seasons since 1825 have had a very great effect in lowering the value of that land?—I think not.

1531. Have not the seasons been generally unfavourable to that sort of land?—Not taking every year; the last year was a very unfortunate year; for the farmers upon those soils had not an opportunity of getting the corn up; all the barley was black, and they lost that which would have been their profit and enabled them to live.

1532. What proportion does this land you have been describing, of 16 bushels an acre, bear to the other kinds of land in the county of which you are speaking?—Not a very considerable one; above Laindon and that part of Rochford hundred there is a large tract of this description of soil.

1533. It is what you generally describe as a wet soil?—It is strong retentive land, on a subsoil of clay.

1534. If the present prices were to continue, this kind of land would go out of cultivation?—Yes. I was recently obliged to take from 500 to 700 acres into hand; and after expending a very large sum of money in getting it into good cultivation, the proprietor would be glad to take half the former rent.

1535. How long has this land been in cultivation?—It is very old cultivated land.

1536. Did it pay any rent 40 years ago?—No doubt of it.

1537. Then the prices being rather higher now than then, why will not it pay rent now?—It now pays 7*s.* 6*d.* an acre tithe, and 10*s.* poor-rate.

1538. Do you know what tithe and poor-rate it paid at any remote period?—No.

1539. Was not last year a good year in wheat?—Very good.

1540. What was the difference in the crop of last year as compared with the average of the three or four preceding years?—It is a general question, which I cannot satisfactorily answer.

1541. Should you say the crop of last year was better than any crop you ever knew?—It was a very fine crop.

1542. If there had been an equal season ten years ago with that of last year, do you suppose that the crop would have been smaller or greater?—Greater, unquestionably.

1543. When you state that the poor-rate is so high, is there a surplus population?—Not more than the necessary population for the land.

1544. Why are the poor-rates so high?—The farmers cannot afford to employ them.

1545. Are there fewer hands employed upon that land?—More are required, but few are employed.

1546. Are the farms in Essex large?—Not generally speaking; probably from 100 and 150 acres may be about the average.

1547. And consequently the occupiers have not a large capital?—They have not.

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1548. Do you think that may be the cause of the labourers not being sufficiently employed?—I do.

1549. Where there are large farms, do they employ a larger number of labourers?—Generally speaking, they do.

1550. Do you find people of capital very anxious to enter upon those soils that are going out of cultivation?—Quite the reverse.

1551. Do you know of any farm of this strong land untenanted?—Yes, many.

1552. To what extent, in those two counties, should you say there was land of this description unoccupied, from the want of tenants, even at 5 s. an acre rent, speaking of your own knowledge?—I am hardly able to answer that question. The last time I was in that part of the county to which I more particularly allude there were as many as 11 farms in sight unoccupied, which I might have hired at from 5 s. to 10 s. an acre.

1553. Were not they cropped at all last year?—I believe not.

1554. Lying in a state of nature?—Yes; but I should qualify that by stating the landlords, rather than let them go entirely to ruin, cultivated them to a certain extent.

1555. Is there not some profit in cultivating them, if the landlords prefer cropping them at their own cost, rather than letting them lie unoccupied?—The farms I took on hand yielded a gross produce of about 20 s. an acre, out of which I paid as high as 7 s. 6 d. an acre for the tithe thereof.

1556. Had not that land been scourged and unfairly dealt with?—Yes; and after expending a large sum in bringing the land into good cultivation, one of the farms was let at 10 s. an acre, and no valuation was charged to the tenant for fallows and all that had been done upon it during that time.

1557. How long had you occupied it?—Two or three years.

1558. Do you pay tithe-rent whether it produces anything or not?—If you cultivate it, you are liable to the composition.

1559. This 7 s. 6 d. the tithe you paid under a composition?—I unfortunately omitted to set them out in kind, and the tithe-owner made me pay the same composition as he received from the late tenant.

1560. Are there not many instances about you where there exist compositions for tithes, which would be no criterion as to what was fairly due for tithes at the present moment?—Certainly, many instances.

1561. Where it would be a great hardship to fix those tithes in perpetuity upon that land?—I will give an instance of it. A considerable estate under my care, in the immediate vicinity of the metropolis, was let by me some years since at 5 l. an acre; the term of the agreement is now about expiring, and I am offered for the same property only 3 l. an acre. I admit the use of the steam-boats and canals may have tended in some measure to this depreciation, but the principal cause is to be attributed to the enormous demand made for the tithes in this district, and for which the following sums are paid, rather than set them out in kind: for a wheat crop, 20 s. an acre; barley and oats, 16 s.; the first crop of potatoes, 25 s., after which turnips are sown, and 16 s. more is paid for them, making together no less than 41 s. an acre; for a second crop of potatoes, 20 s.; tares, 16 s.; clover, 24 s.; hay, 8 s.; collards, 16 s.; onions, 40 s.; for a sow, 10 s. 6 d.; cows, 15 s. each; garden and farm-yard poultry according to circumstances. In addition to these, the poor-rates amount to 13 s. an acre, and in some cases a heavy sewers'-rate of 8 s. an acre more.

1562. Is that a lay-impropriator?—It is both clerical and lay.

1563. What is the rent?—About 5 l. is the present rent; and 3 l. is offered for a new lease.

1564. In addition to all those other payments?—Yes, the tenant pays those; and he says the reason he cannot afford to give me 5 l. as hitherto is the amount of those other payments.

1565. What distance is this from town?—About five miles.

1566. Is there a large influx of Irish in those parishes?—Very considerable; the labour is principally done by the Irish. In the adjoining parish there is a composition for the small tithes paid to the clergyman, of 13 s. an acre, in addition to those other sums for wheat, barley, oats, rye, or other great tithes; and no matter whether small tithes are produced or not, every parishioner pays 13 s. an acre in lieu of small tithes.

1567. Are not potatoes and onions small tithes?—Yes.

1568. Though the party pays 13 s. an acre for small tithes, does he pay the rate

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rates you have mentioned for onions and other articles, which are small tithes?—No; in this parish the 13 s. an acre covers all small tithes.

1569. That 13 s. is a composition for onions and potatoes?—And other small tithes; but it extends over all the lands sowed with wheat, barley and oats; and it so happens I have several farms under my care where there is now nothing but wheat, oats and barley grown, although the occupiers are under this composition, and must pay it for another year. In such cases as these, fixing tithes in perpetuity would nearly annihilate the landlord's interest.

1570. Do you pay the great tithe upon corn, and pay the small tithe at the same time?—Yes.

1571. That is under a composition?—Yes.

1572. What do you reckon the average per acre of those three burthens; the tithe, poor's-rate, and the sewers'-rate?—Probably near 3 l. an acre.

1573. In the two counties to which you now speak, could you give the Committee any idea of the quantity of old lay-land that you think has been broken up in the last 10 years, from the distress of the tenants, and with the consent of the landlord, who consented to it being broken up from the desire of obtaining his rent, which without that consent he could not get?—It is very considerable; I might perhaps say nearly one fourth, and I am much entreated to extend the indulgence.

1574. As an experienced agriculturist, should you say that such a quantity of old lay-land being broken up in the last 10 years is a virtual impoverishment of those two counties to a considerable extent?—I consider it a great injury to the fee-simple value of the land, inasmuch as that it is pretty well exhausted, having been cropped for several years running, to enable the tenant to keep upon his legs; but now it is worn out, and consequently the property deteriorated.

1575. You consider it capital spent?—Yes.

1576. Does not it tend to deteriorate the quality of the adjoining lands, from less manure being produced?—I think not; there is a greater production of straw converted into manure for those lands.

1577. So long as the cropping continues; but when the land is exhausted, it must be the result that there is less stock kept?—It is.

1578. State what you consider the average produce of wheat upon the land you have been describing, and letting now for 3 l.?—From four to five quarters.

1579. And of barley and oats?—Barley six quarters, and oats seven quarters.

1580. You consider that this land bears an additional value from its vicinity to the metropolis?—It does, but not to the extent it formerly did; in my own parish grass-land is let at from 4 l. to 5 l. an acre, which is not to be compared in value to this.

1581. How far is your parish from London?—Fifty miles.

1582. Is the high rent owing to its locality?—I am speaking of grass-land; and probably from there being a smaller quantity than is necessary.

1583. The grass-land bears an additional value from its scarcity?—Yes, it does.

1584. Is there not a part of Essex that is unhealthy?—Yes, Rochford hundred.

1585. You have stated, though there is a less production upon the soils you have been describing, that there is a broader breadth of wheat grown this year than there used to be?—Yes.

1586. Do you think that that greater breadth of wheat could be continued consistently with a proper course of husbandry?—Certainly not.

1587. How does land sell in your county?—We cannot find purchasers; I have 100,000 l. of freehold property I would sell at 20 years' purchase upon the present rents.

1588. What proportion do those present rents bear to what you would say would be reasonable rents to set the lands, supposing they belonged to any person employing you; how much per cent. deduction should you think it fit to make in letting upon fair terms?—Not less than 30 per cent.

1589. Deducting that, you think they would give that rent?—I must qualify the answer by saying, if the labourers are employed.

1590. That difficulty, with respect to the employment of labourers, applies to all the lands of Essex?—No, it does not; there are some places where labourers are fully employed, and in those places we have no difficulty in getting our rents.

1591. Where they are not fully employed it shows itself in the amount of poor-rate, which is calculated as a part of the outgoings of the farm, it being one of the largest; in the calculation of rent, supposing a farm to have 4 s. in the pound poor-rates, or 8 s., you make your calculation in consequence of the letting of the farm?—I do.

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1592. Having made that allowance it does not prevent the farm being cultivated?—No, it does not.

1593. You say there is a great deal of land that might be sold in Essex at 20 years' purchase upon the existing rent; what is the selling price of land at rents such as you would think fair and reasonable, taking wheat at 56 s., which you have mentioned as the proper price for wheat?—From 25 to 27 years' purchase; but it is a difficult thing to find purchasers for land; we are almost disposed to take anything we can get; we do not go upon the value of money; there is an immense quantity of land in the market for sale, and many parties are almost compelled to sell.

1594. Is there any want of money on mortgage?—No.

1595. Are the lenders very cautious, in laying it out, not to lend anything like the valued estimate of the land?—They are.

1596. At what rate of interest is it?—Four per cent.

1597. What do you ascribe the reluctance to purchase to?—The doubtful state in which agriculture is placed.

1598. What doubt is there hanging over it?—An alteration in the corn laws.

1599. Have there been any serious doubts upon that subject in your county?—Very considerable.

1600. You think, if they felt safe as to the permanency of the corn laws, people would go with greater readiness into the purchasing and renting of land?—I am convinced of it.

1601. The permanency of the present corn laws would give you what price?—I am inclined to think equal to 56 s. per quarter.

1602. You made an observation that wheat had been very steady for the last four or five years?—I did.

1603. And that stiff clay land, with 56 s. a quarter for wheat, you are of opinion could afford to pay no rent at all?—Unless the rates and tithes are reduced.

1604. Therefore the permanence of the present corn law would not enable that land to remain in cultivation?—I think not.

1605. There must be a greater degree of protection to the farmer?—Of some kind.

1606. Whence arise those doubts of which you speak as to the corn laws?—The constant agitation of the question.

1607. There has been a great fall in the price of wheat in the last year, has there not?—Not very much in wheat; in oats there is a great depreciation.

1608. What was the price in 1831 of wheat?—I cannot tax my memory; I believe in 1831 the price of wheat was occasionally very low, at other times quite as high as it is now.

1609. Was not it considerably higher?—Probably it was; it may have been as high as 63 s. or 64 s.

1610. Is not that the price now?—The best wheat will fetch that, but the average is only 53 s.

1611. Do you attribute that to any consternation as to the corn laws?—No; from the great produce.

1612. Do you not think, with the farmers and persons disposed to put their money in land, there is, besides the insecurity attendant upon the constant proposals to alter the corn laws, also an apprehension as to the constant encroachment of the charge of the poor-rate?—Decidedly.

1613. That the gradual increase of that charge frightens people?—Yes; and prevents capital being brought into agriculture.

1614. Can you tell the Committee the price of timber?—It varies very much in different parts of the country. I have recently sold timber for less than I have made of the bark from it.

1615. What is the price?—One shilling and sixpence to 2 s. a foot, or 75 s. a load.

1616. What is the measure of the timber which you have sold for 3 l. 15 s.?—Those of a small description.

1617. Without the bark?—Yes, naked; in Sussex I have sold at 1 s. 6 d. a foot, in Essex as high as 2 s. 6 d.

1618. That is near water-carriage?—Yes, close to it.

1619. What have you sold bark for?—In Sussex it is sold by the load of 40 yards, at 50 s. a load; in Essex we sell by the fathom, or 30 s. per load of timber:
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the only correct way to define it would be by the ton of hatched bark, but I cannot state what that is now worth.

1620. Can you say what it was last year?—The last I sold by the hatch was 20 guineas a ton; I usually sell the timber standing, with the top and the bark upon it.

1621. Be good enough to state what you have sold timber for standing this year?—£.6 per load, or 3 s. a foot, including top and bark.

1622. Timber fit for ship-building?—That is worth a little more.

1623. It is not what you call navy timber?—No, averaging about 10 or 12 feet meetings.

1624. Do you know of any great quantity of navy timber growing?—Yes, I know of places where there is an immense quantity of timber growing.

1625. Tell us the prices in 1814?—I cannot tax my memory with it.

1626. Has it risen or fallen in the last year or two?—Within the last few years I consider it has fallen from 30 to 50 per cent.

1627. Within the last year or two has it fallen much?—It has.

1628. Is it lower now than it ever was?—Within my memory.

1629. Do you ascribe the fall in the price to the increased importation?—Yes, and partly to there being no home demand.

1630. Your fine timber is regulated in price by whether the Navy buy or not?—Yes.

1631. They have not been purchasing in the market in your country for some time?—No, they have not.

1632. Is it not the custom for gentlemen to use a quantity of foreign fir in building?—Yes.

1633. More than was usual during the war?—Yes; the expense of workmanship is less.

Mr. William Woodward, called in; and Examined.

1634. IN what county do you live?—Worcester.

1635. Are you a native of the county?—Yes.

1636. Have you been a practical farmer?—Yes.

1637. Do you now occupy land?—A considerable quantity.

1638. To what extent?—Myself and two sons, from 1,100 to 1,200 acres.

1639. Have you throughout your life been employed in the cultivation of land?—Always.

1640. What is the soil you now cultivate?—The Vale of Evesham, a strong soil, part of it turnip soil and a part clay land.

1641. What is the average produce in average seasons of your wheat land?—About two quarters to two quarters and a half of wheat, 20 bushels, upon our soil generally; where I occupy it would be more than that, but not generally in the neighbourhood.

1642. Have you water meadow?—A considerable quantity.

1643. Are you employed in surveying at all?—A good deal.

1644. Are you employed as agent over any estate?—Yes, several.

1645. Mention the names?—Sir John Sebright's property.

1646. Any other gentleman?—For the Dean and Chapter of Worcester I am land-surveyor.

1647. How extensive is the chapter property?—Very considerable; it is more than the county of Worcester, some up in Bedfordshire, and some property in Gloucestershire.

1648. You are the agent for the Dean and Chapter?—The land-agent.

1649. Do you visit their property in those different counties?—Yes, for the last seven years.

1650. Under what tenure is the chapter land held?—Leasehold, for 21 years, the land I have valued, and renewable every seven years.

1651. Upon the payment of a fine?—Yes.

1652. Are there any other gentlemen's properties for which you are agent?—Yes; Mr. Williams, near Worcester, and the property of the Old Bank at Worcester I do some business for.

1653. Is that extensive?—Not very.

1654. Those estates you have known for many years, and the quality of them?—Yes, a considerable number of years; Sir John's property is nearly adjoining where I reside.

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1655. How many years have you known that?—I took to his agency in 1825; but I knew the land all my lifetime.

1656. Speaking of those estates you have known best and known longest, should you say that the cultivation of those estates was stationary, was improving, or was going back?—I think it is going back for the last few years.

1657. How many years?—Since corn has been as low as it now is.

1658. From what time have you observed it going back in the cultivation?—In the last three or four years, upon the poor land, it has gone off a great deal.

1659. Upon the good land and the average land?—It is pretty well cultivated; the men farming the good land have a better capital.

1660. Now the middling land; the quality above the lowest?—I think that is not going on to improvement at all.

1661. You think it stationary?—It is not improved.

1662. Is the bad land going back?—Yes.

1663. Do you know the quantity of bad land thrown out of cultivation?—Not a great deal thrown out, but a good deal is worked so bad it does not pay.

1664. What sort of land do you mean by bad land?—A good deal of the common land that has not been inclosed many years, and thin clay soils; and where manure cannot be found for it, the land does not pay at all for cultivation.

1665. On the best lands do they use artificial manure?—Lime, a great deal.

1666. Any bone-dust?—In some instances.

1667. As much as they used to do?—Yes; bone-dust has not been brought into use long in this county.

1668. Any rape-seed?—No; not in any country I have been in.

1669. Is the land as clean as it used to be?—The best land is farmed pretty well.

1670. Is as much labour employed upon the best lands as heretofore?—Yes, I think there is.

1671. Now as to the average land, is there as much labour employed upon that?—I think not.

1672. Is that as well cleaned as it used to be?—No.

1673. Is it as well water-furrowed?—Yes, that is the only improvement upon that sort of land; there is a deal of under-draining done.

1674. Are the ditches as well scoured?—I think not.

1675. Now the inferior land, is there as much labour employed upon that?—No, not by a great deal; the poor land is very badly farmed.

1676. Is the defect perceptible in the produce of that land?—Yes, very much.

1677. To what extent in the last five years should you say it has diminished?—I should think it has fallen off one fourth at least.

1678. In your estimation, how much of the produce goes to pay rent upon land of this description?—Upon the poor land there is no rent made from it; it is all taken in expenses where it is farmed.

1679. If five years ago they could barely pay rent, if it is diminished one fourth, can they pay rent now?—No, very little rent indeed.

1680. How is land held generally in Worcestershire?—From year to year, generally.

1681. Are the tenants upon this bad land anxious to relinquish it?—No, there is a great competition for land; they hold it as long as they can, and when they cannot hold any longer they are distrained upon in some instances, and then compelled to give it up.

1682. Has a great change of tenantry taken place?—Yes.

1683. Considerably?—Yes.

1684. More in the last five years than in any former period of that duration?—Yes.

1685. A great many sellings up?—Yes, a great many.

1686. And under the same management and the same landlord, from necessity?—Yes, certainly.

1687. With regard to the state of the farm-buildings upon the properties under your management, is the state as good as it was 10 years ago?—Generally so.

1688. And the same persons, the tenants, have had to make the same repairs?—That is done by the landlord.

1689. The tenant bears no portion?—Only drawing the materials.

1690. The landlord bears the whole expense?—Yes.

1691. Are there any yeomen in Worcestershire, men of small property?—Yes.

1692. Cultivating their own small estates?—Yes, many.

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1693. Do you know many proprietors of this description?—Yes, I did; but many of them have got tired of farming, and let their estates. *Mr. W. Woodward.*

1694. Do they reside upon it?—Not those that have let their estates.

1695. Have you any small freeholders?—Yes, a good many; they live upon their estates.

1696. Which they have inherited?—Yes.

1697. Has much change of property taken place among men of that description?—Yes, a good deal has been sold.

1698. And you have known the individuals who have had so to part with it?—Yes.

1699. Have you associated with them?—Yes.

1700. Do you ascribe the necessity of that sale of property to any change in their habits; that they have become more expensive and less industrious?—They might have become more expensive; that might have been the cause of it.

1701. Do you know any case of small proprietors of that description forced to part with their property whose habits have been industrious and their conduct prudent?—Not so many as the extravagant ones; but they have not been able to keep it to themselves, and many properties are mortgaged.

1702. What led to it?—From the low price of corn and other expenses, caused them not to be able to cultivate their land to make a proper return.

1703. Who generally bought those estates so sold?—Gentlemen in the neighbourhood, principally for investment.

1704. Not the small capitalists?—No, they have never purchased since those high times in 1811 and 1812.

1705. Are there not as many of those small proprietors in Worcestershire as there used to be?—No.

1706. Large properties principally?—Yes.

1707. Those who have not been compelled to part with their estates, from your knowledge of them can you say that their condition in life has altered lately?—Yes.

1708. Within what period?—The last four or five years.

1709. Without any change of habits on their part, or diminished industry?—Certainly.

1710. Is the cultivation of their little properties as good as it used to be?—Yes, I think so, in general.

1711. Do they employ as much labour as they used?—No, they have been obliged to be more industrious, and do the greater part of the labour themselves.

1712. Now as to the quantity of labour employed upon land generally in Worcestershire, is the demand for agricultural labour what it was, or has it diminished?—It is diminished, because they have not the money to pay the labourers.

1713. Have the poor-rates risen?—Very much indeed.

1714. Has this rise taken place since the diminished demand for agricultural labour?—In the last two years.

1715. Can you mention anything like the averaged increase of the poor-rates upon the estates you manage?—The rates have risen in the neighbourhood where I live to a fourth, or a third in some instances, higher than they were three years ago.

1716. Under what management are the poor-rates in Worcestershire generally; is the Select Vestry Act in operation?—Not very general; some of the large towns have it.

1717. Do you pay wages out of the rates?—It has been done in many instances.

1718. Is it increasing among you, that habit?—Yes, I am afraid it is.

1719. Do you pay house-rent out of the rate?—Yes, in many instances.

1720. Is that increasing?—Yes; or where that is not done, they are obliged to give relief to them.

1721. You have mentioned that the condition of the farmers and smaller proprietors is not so good; what is the condition of the agricultural labourers in employment; is it as good as it was, or better?—I think it is about the same, because it is made up from the poor-rates, if he cannot get a certain sum for his labour.

1722. Have the wages fallen in proportion to the price of the articles used by the labourer?—No.

1723. If they have not fallen, his condition is better?—It is quite as good.

1724. Are there many free labourers who live entirely from their labour, and get nothing from the parish?—Yes, many.

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1725. What is the wages of the labourer?—From 9 s. to 10 s. a week, and sometimes to 12 s.

1726. Have they cottages?—Yes, they pay rent for them.

1727. What rent?—Generally they are let low; about 3 l., with a garden.

1728. What quantity of garden?—A tolerably good-sized garden.

1729. Can you say his cottage is as comfortable and his garden as well cultivated as heretofore?—Yes, I think it is.

1730. What should you say generally of his condition, that it was better or worse?—I do not think the labourers are worse off in Worcestershire than they have been in general for some years.

1731. Do you ever remember them in a more comfortable situation?—No, not the country labourers.

1732. Should you apply the same observation to the labourers who get their wages made up by the parish?—No, they are not so well off; but it is a bad system to compel them to go to the overseer for relief.

1733. Can you state what the proportion of the labourers so situated bear to the free labourers?—It much depends upon the situation of the farmer; if the farmer is in a good state, the labourer is well under him; if he is poor, the labourer is poor also.

1734. Should you think one-half of the agricultural labourers are living partly from parish support?—No.

1735. Nor one-third?—No, not so many as that.

1736. You have been employed by the Dean and Chapter of Worcester in surveying their property?—Yes.

1737. Seven years ago, when you were first employed by them, what was the scale of prices upon which you formed your valuation; the price of wheat per quarter?—I do not exactly recollect.

1738. In your own mind you fixed some scale of price as the probable price of land to let; what was your scale seven years ago?—I think 64 s. at that time.

1739. Barley how much?—About 36 s.

1740. Oats?—Oats about 30 s.

1741. Butcher's meat?—Meat about 6 d. a pound.

1742. Has the price of corn been pretty steady for the last four or five years?—Yes, very much so.

1743. Have you ever known it more steady for any five years?—No.

1744. You think it remarkably so?—Yes.

1745. Considering the price of corn has been so steady for five years past, do you think you could safely apply now the scale you used seven years ago?—Certainly not.

1746. Judging from the last five years of this steady price, what would be the scale you could safely use, first for wheat?—It would not be safe to put it at 64 s.

1747. What should you consider safe to those who employ you?—Fifty-four shillings; 10 s. a quarter lower.

1748. What would you put barley at?—Barley perhaps 30 s.

1749. Oats, how much?—About 24 s. I should say.

1750. Have you observed any fall in the price of butcher's meat?—That is pretty steady, it has kept its price much better than the price of corn.

1751. The relative price of meat upon this scale compared with its relative price seven years ago is higher; it has maintained its value while the other articles fell?—Yes, or nearly so.

1752. Not referring to any particular estate, and particularly not to your own farm, should you say the present rents could be sustained upon this last scale?—No, certainly not; that price would not do for the present rents.

1753. Present rents cannot be upheld with the present prices of your last scale;—Certainly not.

1754. If the prices you have mentioned are the permanent prices henceforth from the present time, do you think that rents as they now are can continue to be paid?—No, certainly not.

1755. To what extent should you say rents were now too high generally in Worcestershire, with regard to that scale?—From 10 to 20 per cent.

1756. If prices remained for the next five years at that scale as steady as they have been for the last five years, and rents be not reduced, what would be the condition of the farmers at the end of five years?—They cannot hold their estates so long at that rate of prices.

1757. They

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1757. They cannot last so long as the five years more?—No, not the generality of farmers. Mr. W. Woodward.

1758. Then the difficulty you represent which the farmer at present labours under is, that he is at present too highly rented?—The poor-rates and the indirect taxes affect him as much as the rent. 21 May 1833.

1759. If you say that the present prices you estimate to be the fair prices upon which to found an estimate that rents are from 10 to 20 per cent higher than what you understand is the average rent of the country, the farmers must be over-rented to that extent?—Yes, they are.

1760. Does not that sufficiently account for the distress among the farmers, the high rents?—I think the poor-rates, the roads, and other expenses, is to them equally as bad as the rent.

1761. But if they are over-rented to the extent of 10 to 20 per cent., is not that sufficient to bring them into poverty?—That alone would not affect them so much.

1762. If the poor-rates and other charges press upon them, is not that the reason why the rent must necessarily be reduced in proportion?—The rent must be reduced if we are to have no higher price, and other expenses as well as rent.

1763. Then the other expenses, though paid by the tenant, must in reality fall upon the owner of the soil?—It must do so in the end.

1764. Therefore you mean that the tenant has not his rent low enough, considering the low price of corn, and the heavy amount of those charges?—No, not with the expenses he has to pay.

1765. Have rents been lowered in your part of the country in the last 15 years?—Yes, in most cases.

1766. Has that generally been the case?—Yes, they have generally been lowered in some degree.

1767. Rents have been lowered lately, you say?—Yes; since the years 1812 and 1813, when we had very high prices.

1768. Have they been continually reduced, or was there only one reduction?—There was a reduction in 1815 and 1816, when prices were very low.

1769. Has there been any reduction since that?—In the year 1822 there were reductions generally made, but put on again in 1825.

1770. What was the rent of land then, in your county, compared to what it is now?—Fifteen to twenty per cent. higher than it now is.

1771. The question applies to the rents?—Fifteen per cent. was the general reduction in the neighbourhood where I live.

1772. The rent in your county varies according to the qualities of the land?—Yes.

1773. What did the best description of land let for?—Farms have been let as high as 50 s. an acre in those high times.

1774. What would the same land let for now?—I know many instances where it has been reduced to 40 s.

1775. But still it would be 10 or 20 per cent. too high, according to your present prices?—Yes.

1776. That is the best land?—Yes.

1777. Now go to the second quality of land; what did that let for in 1812?—Thirty-five shillings an acre.

1778. What is that let for now?—It would be reduced to about 30 s.

1779. Now take the land still lower?—There was very little land let for less than 1 l. an acre.

1780. The poorest land let for that?—Yes, at that time.

1781. What would that let for now?—Twelve shillings to 15 s.

1782. Then do we understand that those qualities of land are rented at an amount more than they can bear?—Yes, they are.

1783. And that is about the rent at the present moment?—Yes, of a great many estates.

1784. Instead of 38 s., what should it be?—About 32 s.

1785. And the 25 s. to what?—About one guinea an acre.

1786. And the 15 s.?—There is not much land let for less than 15 s.; it would not be worth cultivating if it is not worth that rent.

1787. What will the best land produce per acre of wheat, that which let at 45 s., and was reduced to 38 s., and is now worth 32 s.?—Under good management, it would produce from 24 to 30 bushels an acre, average might be 27.

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1788. Now the second quality, that would now let for 20*s.*, and that let for 30*s.* at that time?—Perhaps 20 bushels an acre.

1789. And the last?—That would not produce much; some of it will produce wheat, and some of it not; two quarters to the acre would be the extent: that would be too high a rate for the poorest land; it might produce 12 bushels.

1790. Is land worth cultivating in wheat that will only produce 12 bushels?—No, certainly not.

1791. Do you think it would pay rent at 16 bushels?—Yes, 16 to 18 bushels.

1792. What is the quality of the land?—Strong clay; it cannot be ploughed with less than four horses.

1793. Would that land pay at 16 bushels?—Not much rent.

1794. Is the land that you have been describing land that would grow turnips?—No, nothing but the best land will grow turnips.

1795. That land would let for 32*s.*?—Yes, or 35*s.*

1796. Is there any considerable proportion of grass-land mixed with those farms, the rents of which you have been describing?—Yes, in general.

1797. What proportion?—Half of it at least.

1798. What would be the value of the grass-land taken by itself?—That is of more value than arable.

1799. In what proportion?—The meadow-land is the most valuable.

1800. The best grass-land lets for how much?—There are very few farms but what have a proportion of both.

1801. Would not this rich land let better without the poor land to it?—There are few farms without some of this land.

1802. What had your best grass-land let for in 1812?—Fifty shillings an acre.

1803. Then it was reduced?—Yes.

1804. What did it let for upon its reduction?—In many instances 15 per cent. was taken off.

1805. What was the inferior land of the third kind?—I should think the third grass-land would let for 25*s.*

1806. That is too high?—Yes, certainly.

1807. When you spoke of a farm worth 32*s.* per acre, you include in that a considerable proportion of grass-land?—Yes; generally speaking, it is nearly equally divided.

1808. Did you take the farm together, the grass-land and the arable, at 32*s.*, or the grass-land apart?—We have some arable that is equally good as the meadow-land.

1809. But, in the calculation you have made, did you take the arable and the grass, or the arable apart?—I took them together.

1810. When you gave the different prices of land, as 40*s.* to 50*s.* in 1812, and then reduced to 40*s.*, and then the second class, and so on, you spoke of the arable land?—Yes.

1811. You meant arable land?—Yes, I computed the farms together.

1812. Did you mix the corn-land and the grass-land together?—Yes, I took them both together.

1813. It would depend upon the quantity of grass-land there was?—I have answered that question.

1814. Then when you speak of land worth 30*s.* in 1812, being reduced to 25*s.* in 1833, what do you mean?—I was considering we were taking the farm.

1815. You had your eye upon a particular farm?—The land would be about the average of pasture and arable; I said 32*s.*

1816. How do you value the best grass-land?—I should put it at 2*s.* or 3*s.* higher than some of the corn-land; some of the arable land is worth as much.

1817. Then a reduction of corn would reduce the grass-land, though the reduction would be not to the same extent as the corn-land?—There would be a reduction.

1818. You suppose no reduction of meat?—Yes; I think there is a reduction in meat; meat in 1812 was a great deal higher than 6*d.*; it was 8*d.* or 9*d.* a pound at that time, at least.

1819. Now, upon the subject of grass-land, do you think much old grass-land has been broken up in Worcestershire in the last 10 years?—No, certainly not.

1820. You have stated that stock has kept up its price?—Much better than corn.

1821. Has not the effect of that been to make the old grass-land more valuable in relation to the arable farm?—It prevented the old land being broken up; because

because at the high price of corn there was a great deal of old land broken up; since that time it was laid down again, and is still in pasture. *Mr. W. Woodward*

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1822. And the old rent is better sustained upon the grass-land than the arable land?—Yes.

1823. To what do you ascribe the fact of meat selling out of proportion, when compared to corn, at present; is it to any accidental circumstance?—There is not so great an importation as there is in corn.

1824. Has it not arisen in some degree from the loss of sheep by the rot?—No doubt in sheep it has.

1825. Has not mutton affected other meat?—Yes, it would do so.

1826. Is it not a general opinion with farmers that the price of meat and the price of corn go together?—It has been generally considered so; but it has not been the case in the last few years.

1827. But, generally speaking, that was the farmers' opinion?—It was generally considered so; it generally followed.

1828. If that ordinary rule has been departed from, should you not ascribe it to some peculiar circumstance; either the destruction of the sheep or some casual circumstance?—That may have had something to do with meat, but the cause of corn, I should say, would be from the importation.

1829. Do you think for any length of time there could be a low price of meat and high price of corn, or a low price of corn and a high price of meat, or that the two would go together?—I think as long as the importation of foreign corn is allowed, it will never keep pace with the meat; we cannot get an importation of meat as we can corn; we get an importation of meat from Ireland to some extent.

1830. Are you aware there is a good deal of butter and cheese from abroad?—Yes, from Holland and Ireland.

1831. When trade is good at Birmingham you feel the effect of it in Worcestershire?—Yes, a good deal.

1832. When the trade is good at Birmingham do you find that the price of meat and stock keep up?—Yes.

1833. And when the trade is bad there the price of stock and meat falls?—Yes.

1834. You have perceived that?—Yes.

1835. If trade continued good in the manufacturing districts round Worcestershire, should you believe that the price of stock and meat might be maintained, though the price of corn might continue low?—Yes.

1836. Supposing any quantity of corn-land to go out of cultivation, and a certain portion of land turned to the production of cattle, if such a thing was possible, would not that bring down the price of cattle with the price of corn?—It would bring it lower.

1837. Do you think it possible in your county that the encouragement for the cultivation of corn ceasing, by your being beat out of the market by foreign corn, you could possibly keep up the price of stock, supposing the lands for pasture were in a much greater demand than at present, and devoted to the raising of stock?—The land that would go out of cultivation of corn would produce but little stock.

1838. The price of stock depends upon the demand for it?—Yes.

1839. It is regulated by the supply and demand?—Yes.

1840. And an increase in the demand, unless the supply is increased to meet the demand, would increase the price?—Yes.

1841. In case of land thrown out of cultivation by the low price of corn, would not the cattle be produced by the natural pastures?—You would not produce more meat.

1842. All the meat that would be produced would be produced from the natural grasses?—Yes.

1843. You would not have so much turnip?—Turnip-land would not go out of cultivation; that would be the last object.

1844. You mean to observe, that the poorer land that would go out of cultivation would not maintain so much stock as arable land?—No.

1845. Arable cultivation produces more meat than the grass cultivation?—Certainly; the grass-seeds will be best for one or two years.

1846. You have a good deal of strong clay land?—Yes, in the Vale of Evesham.

1847. A good deal of turnip-land?—Yes.

1848. There is a difference in the cost of cultivation of those two classes of soil; how many bushels an acre, taking your last scale, do you think would overcome the cost of cultivation in your expensive soils, exclusive of rent, always

Mr. W. Woodward. recollecting I speak of the land with an average poor-rate, and subject to tithe?—
I could not answer that question without making a calculation.

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1849. Can you say how many bushels an acre would overcome the cost upon your best turnip-land, independent of rent?—We have about 27 bushels an acre.

1850. How many bushels would overcome the expense of the cultivation?—
I cannot tell without making a calculation.

1851. You speak of a reduction of from 10 to 20 per cent. by reducing the scale from seven years ago to the present time?—Yes.

1852. Would that reduction be the same upon the heavy clay land as upon the good turnip-land?—It would be as great upon the strong land; the land that will pay the most rent and the most profit is the best land.

1853. You mean the best of turnip-land?—Yes.

1854. Do you think as great a reduction would be necessary upon the strong land as the turnip-land?—Quite as much, if not more.

1855. Which land do you think would go out of cultivation first?—Not the turnip-land, the clay land is cultivated at such an expense by the labour of horses.

1856. At what price of corn do you think that any great quantity of land would go out of cultivation; do you think a reduction of 5 s. a quarter would throw any land out of cultivation?—It would not be properly cultivated at less than 64 s. a quarter.

1857. Then how comes it to be cultivated now?—It is not regularly cultivated; they plough and get a little corn, and then it lies two or three years unemployed.

1858. Is there any good land let with it?—No, there is not in many instances.

1859. The land let at 15 s. an acre could not be cultivated under 64 s.?—No.

1860. Do you mean paying 15 s. rent, or without any rent?—I do not mean without paying any rent; 15 s. is a very high rent for that soil.

1861. At what price could it be cultivated, paying any rent?—I do not think they could pay any rent at all at the present price of corn.

1862. You have taken the scale of 54 s.?—Yes.

1863. Then that land could not pay any rent at that price?—No.

1864. Now the second scale of land, let at 25 s., what would be the reduction of rent upon the present scale?—From 15 to 20 per cent. upon the present rent, according as it is now let; there are some farms always let lower than others.

1865. The reduction of 5 s. from the 54 s. or the 55 s., what effect would that have upon the rent?—I should think it would require 20 per cent. at least.

1866. What is the quantity of live stock in Worcestershire generally, as compared with five years ago?—There is a less quantity of sheep, from the rot in 1828, 1829 and 1830; and of the cattle there is a short stock; altogether there are not so many as we had some years ago; the reason that stock has not been so plentiful is that the price of corn has been low, and the farmer has sold his stock at a younger age.

1867. How much land is there paying 15 s. an acre in your county; what proportion does it bear to other lands?—It would be a small proportion; it would not be a fourth of it.

1868. Would it be a fifth?—Not more.

1869. And that land would go out of cultivation at 56 s. a quarter for wheat?—
Fifty-four shillings.

1870. Does not the great proportion of grass in your county tend to keep up the rate of rent in the face of a falling corn price?—In some measure.

1871. Is not the grass in Worcestershire remarkably fine?—Yes, in some parts.

1872. You know of no county where it is finer?—Part of Northamptonshire it is much better.

1873. What part of the country are you particularly speaking of in Evesham?—
The Vale of Evesham, by the Avon side.

1874. Is there not more inclination now to take turnip soils than there used to be, compared with the other soils?—Yes.

1875. To what do you attribute that?—It is cultivated at less expense, and produces more profit.

1876. In consequence of the greater risk and increased expense, men do not like to encounter the inferior lands?—No, they do not like the strong land so well.

1877. You were asked if tenants might not be prosperous if rents were reduced to the same extent as the price of produce?—The expense of cultivation is required to be reduced.

1878. If

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1878. If the price of produce were to remain at 50 s. a quarter, and a certain quantity of land was to go out of cultivation, would that not infer a certain number of tenants and farmers going out of the occupation of land?—Certainly.

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1879. Would that tend to increase the comforts and the prosperity of those that remained?—No, certainly not.

1880. Do you think when a scarcity of meat ceases there will be a tendency for meat to keep up at 6d. when wheat is at 54s.?—I do not say it would.

1881. You think the price of meat is artificial?—It has been pretty stationary for some time past; it is higher than it was some years ago; in 1822, we had meat at 3d. a pound.

1882. The rot was in 1829 and 1830?—Yes.

1883. Do you think that that rot increased the price of meat?—I think it did, to some extent.

1884. You have a good many unemployed labourers; are they better or worse off than they were during the war, taking the employed and unemployed altogether?—I think they are not as well off as they were then.

1885. Is the farmer better off or worse?—Much worse.

1886. Did not you say that the condition of the labourer corresponded with that of the farmer?—Yes, generally; but it is not so now.

1887. Then you do not consider the present rate of wages the natural rate?—The labourer is enabled to live at the present price of corn, with the allowance made up from the parishes.

1888. Then, in fact, the farmer is paying a higher rate of wages, not out of his profit, but out of his capital?—Yes.

1889. Do you know the Herefordshire labourers?—Yes, a little.

1890. Are they well off?—Probably as well as in Worcestershire.

1891. Do you know what they receive per day?—They receive about the same wages as in Worcestershire.

1892. Can you say that from your own experience?—Yes.

1893. Do you refer to any particular place?—I have a good deal of property I survey there.

1894. In the neighbourhood of Bromyard?—I know it very well; the labourers are maintained by the farmers a good deal there; they live in the house in the harvest and hay harvest.

1895. Does the farmer employ his labourers as much the year round as he used to do?—Not in many counties; they have not the means of paying them, or they would.

1896. They have plenty of work for them?—Yes; there are not more labourers than are wanted, if the farmers had capital to pay them.

1897. Do you speak generally?—Of Worcestershire and Herefordshire.

1898. What should you say was the best way of bringing the labourers into employment?—By giving the farmer a better price for his produce.

1899. Do you find from the tradesmen in Worcestershire there is a want of custom from the farmers?—Yes, I have heard so.

1900. Are the poor-rates worse managed than they used to be?—No, I think not; I think they are more attended to.

1901. You have said on some of these poor soils the tenants have been distressed upon, and there have been a great number of sales; do you happen to know the history of any of those farmers after they have been sold up?—Several of them have troubled their friends and got into farms, and failed again.

1902. Do you know of any of them that have come into the situation of day-labourers?—Yes, I know of some.

1903. Is it generally the case?—No, I think not.

1904. Supposing the generality of farmers were at this moment sold up in Worcestershire and Herefordshire, how much capital do you think they would have left?—Very little.

1905. You think if their affairs were looked into they are in a state of insolvency?—I am sure they are.

1906. Is lime more used than formerly as manure?—It is a cheaper manure, and that is the reason they use more.

1907. Can you imagine any better means by which a farmer can rob his land than by lime, if he puts no other manure?—I do not think he would be robbing his land by putting on lime.

1908. If he puts nothing but lime upon his land it has a tendency to rob it?—

Mr. W. Woodward. Lime is not so much a manure, but it opens the pores of the land and alters its nature.

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1909. The more of the vegetable matter you want to decompose the more lime you use?—It ought to be put on but once in eight years.

1910. You say that the good land is not much better or worse than it used to be, that the middling land is stationary and the worst gone out of cultivation; can you state any land that is improved in cultivation in the last 10 years?—There are some instances where improvements have been made.

1911. With regard to hops, are hops as much cultivated as they used to be in your county?—Yes, I think they are.

1912. Is the cultivation as profitable?—Certainly not.

1913. To what do you attribute the less profit from the cultivation?—From failing crops and the low price they have brought.

1914. Do not failing crops and low prices go generally together?—It had not used to do so.

1915. You have been speaking of rich land by the side of the Avon; what rent does it pay; the grass-land?—Forty shillings an acre.

1916. Is that the average?—No, some part lets for more; the average would be about 40 s. an acre.

1917. Without being accommodation land near a town, but used for farming?—I know one farm that is let for 48 s. an acre, about 300 acres.

1918. You know the improved Herefordshire stock?—Yes.

1919. Has that fallen off much in value?—Yes.

1920. A good three-year-old Herefordshire heifer is that much diminished in value?—Not for common purposes; for feeding or so, I think that stock is selling higher than any other.

1921. A three-year-old Hereford steer on the same farm and the same breed is worth less now than one of the same kind 10 years ago?—Ten years was just following that low price of 1822.

1922. Take that period; is he worth less now than he was then?—No, I do not know that he is.

1923. Take the last five years?—I think he is worth nearly as much as five years ago.

1924. Then in the last 10 years the price of good Hereford stock has not deteriorated?—Not to a great extent; in some measure it has.

1925. Can you put a per-centage?—That is owing to the price of meat; the price of meat will answer that question.

1926. What per-centage should you put upon the fall in price of the same Herefordshire stock in the last five years?—I do not know that it is worth less than it was five years ago.

1927. Is the same average weight of meat obtained now from the same animal that there was five years ago or 10 years ago?—Yes, it is worth as much as it was five years ago.

1928. On the same farm does a three-year-old steer now weigh at the same age as much as a three-year-old steer of the same stock did five years ago, or by the improvement of the breed, does he weigh more, or by falling off, weigh less?—I should say that some of the stocks are kept up as well as ever they were.

1929. As much expense is incurred in bulls?—The people I think in general have got better stocks; the good breeders in Herefordshire are more numerous than they were 10 years ago.

1930. And in sheep also?—Yes.

1931. You say that the farming stock of cattle in Herefordshire and Worcester in the last five or ten years, so far from going back, has been generally improving?—Quite as good.

1932. Has it gone back?—I should say it was as good.

1933. There was an improved breed, to which great attention was paid?—Yes.

1934. Has that breed been more diffused through the country, or is the improved stock in more hands or in fewer hands?—I think it is in more hands.

1935. Ten years ago was a time of agricultural distress?—Eleven years ago.

1936. Therefore any comparison between this time and 11 years ago is not a fair one?—No.

1937. You have stated that the price of Herefordshire stock is the same as it was about eight years ago?—Yes, it was the same in 1825; 1825 was a very good year.

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1938. If it is the same now as it was then, will not that be in some measure accounted for by the scarcity of cattle and sheep now?—Perhaps it would. Mr. W. Woodward.

1939. Do you remember the price of a fine bull during the war?—They vary, 21 May 1833.
from people's opinions.

1940. What is the highest price you have known given for a fine bull?—I have heard of great prices, and I have seen them sold for great prices; 50 guineas.

1941. You manage the church property in the country you live in?—In the county.

1942. It is the property of the Dean and Chapter?—Yes.

1943. Is that as well cultivated as other property?—Yes, I see no difference whatever; it is leased to different gentlemen, who let it out again to their tenants.

1944. There is a middleman between the tenant and the Church?—The gentleman who is the lessee of the property, he lets it out to his tenants; he has a lease for 21 years.

1945. Are the farm-buildings upon these properties as good as those upon other properties in the county?—The lessee is compelled to keep them in good repair under the lease he takes.

1946. Have you a great deal of tithe-free land in your country?—A considerable quantity.

1947. The land that is titheable, is that generally taken in kind?—No; composition in general.

1948. How are those composition contracts, as compared with the present value of corn; are they too high?—I think the Dean and Chapter's tithes are not too high.

1949. Taking the clergy generally, you state that the farmers hold their tithes generally upon some composition; are the arrangements at present, should you say, taken at a higher rate than the present prices, or not?—I should think they are full as high as the present prices would bear.

1950. Supposing in your district a rate of tithe such as that which existed the last year or two were fixed upon you as a perpetual charge, should you think the farmers would be aggrieved or benefited by such a settlement?—It would be very unequal: the tithes are let by some lenient men upon very moderate terms; others let upon very extravagant rates, and keep up to it now.

1951. What should you say would be the difference in the per-centage of a very lenient tither and a very extortionate tither?—I have known some tithes let at 20 per cent. more than others, and of no more value.

1952. So that anything which should take the present rate as a basis for a perpetual charge would be unjust?—Yes.

1953. If the existing rate was taken, with the power of reducing from 10 to 15 per cent. and the power of raising it 10 per cent., do you not think that the 25 per cent. would include all variations?—No.

1954. Would it nearly do it?—No.

1955. To what extent would it be necessary to carry the variation?—I do not know that I can answer that. I valued a parish for the tithes about five or six years since at 1,100 *l.* a year which had been valued at 2,000 *l.*; they are now being let at about the rate of my valuation.

1956. When were they valued at 2,000 *l.*?—Only two years before.

1957. The very high tithe consequent upon very high prices is generally reduced?—Not sufficiently.

1958. But large reductions have generally taken place?—The lay impropriator's tithes are much higher than that of the clergy generally.

1959. What should you say was the difference between tithe-free land and titheable lands?—It depends upon the produce.

1960. Suppose one farm of the same quality was tithe-free, and another titheable, how much more rent would a farmer give for the tithe-free land?—He would give more for the best land than the worst; his tithes might amount to 5 *s.* an acre.

1961. Supposing the person that tithes him to be a very severe man, would not the farmer give more than the tithe is intrinsically worth rather than have it taken in kind?—Yes.

1962. In your part of the country has the labour-rate been used at all; are you aware that an Act passed to enable parishes to distribute their labourers among themselves?—Yes.

1963. Was it carried into execution in your country?—No, we have generally employed

Mr. W. Woodward. employed them without; they put them upon roads, and the surveyor has paid them.

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1964. Has any opinion been expressed in your country as to the operation of that bill?—No.

1965. Has it not been tried?—No, I have never heard of it.

1966. You say you perceive a perceptible difference between the lay impropriator and the clergyman as to the value they put upon their tithes?—Yes.

1967. You think the lay impropriator the highest?—Yes.

1968. Are you accustomed to value land upon purchase or sale?—Yes.

1969. Does land sell well in your country?—Yes, pretty well.

1970. How many years' purchase does it sell at?—It would depend upon the situation and the quality of the land; the best land is most sought after.

1971. The Committee are not speaking of any land that any gentleman may want for contiguity, but land purchased for the investment of money; how many years' purchase would it sell at?—About 28 years' now.

1972. Is it higher or lower than it has been?—It has been sold at 30 years'.

1973. At what period?—In the year 1825 it was worth that.

1974. Is 28 years' purchase estimated upon the rental, which, if present prices continue, you think must be reduced 10 to 15 per cent.?—Yes, upon its value; what I think it might be worth to let.

1975. That is upon the rental which, if present prices continue, you think must be reduced?—Yes.

1976. If present prices be considered permanent, and the reduction you think necessary, from 10 to 15 per cent., is made upon that land, so that it be sold upon the reduced rent, how many years' purchase could be obtained?—I should think 28 years.

1977. Upon the present rent, without reduction, 28 years' purchase cannot be obtained?—No, that would be too much.

1978. How much, without that reduction, could be obtained?—Twenty-five or 26.

1979. Has any good land been sold in Worcestershire, to your knowledge, for 26 years' purchase?—No, I do not know that it has, but that has been valued at a lower rent.

1980. Has not land been sold in Worcestershire for more than 26 years' purchase upon the present rent in the last 12 months?—In some instances, perhaps.

1981. What should you say, upon the present rent, without reduction, for the last year or 18 months, was the number of years' purchase that land has been sold for?—Perhaps the situation might require a higher price for it.

1982. Land for investment?—I do not think anybody would buy it at the present rent.

1983. Do you think anybody has bought it?—Not for the rent it has paid for the last seven or eight years.

1984. Is there much land in the market for sale?—Not a great deal; not any large estates.

1985. Is there much demand for large estates?—There are many gentlemen of funded property willing to purchase estates in good situations.

1986. What do you ascribe it to, the value of money being so low in everything else, that persons should not give more than 26 years' or 28 years' purchase for land?—Because it would let for so much less, and must let for less.

1987. We are speaking now of the years' purchase; it sells for a lower years' purchase than it did; how do you account for that?—If we take the rent according to what we suppose the present price of corn would allow, then we could reckon that it would be worth 28 years' purchase.

1988. You have stated the rent that you think fairly to be supported and the price of land at 28 years' purchase?—Yes.

1989. Do you find there is any want of confidence in persons investing their money in land?—Most of the gentlemen would like to have part of their money in lands as well as in the funds.

1990. There is no particular want of confidence in land?—No.

1991. Was it common in Worcestershire to sell land at 30 years' purchase?—Yes, freehold land.

1992. When was it frequently sold at that?—In 1825.

1993. And even higher than that?—Yes.

1994. How

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1994. How high?—Thirty-two or 33 years.

1995. 1825 was the bubble year?—The prices were very high.

1996. You do not find any indisposition to purchase land or to rent land from any apprehension of the Corn Laws not being supported?—No, I do not know that I do.

1997. There is no apprehension of that?—No, they are satisfied Ministers do not mean to touch it.

1998. They rely pretty well upon Government and Parliament in that respect?—Yes.

1999. If they had any doubts upon that head, would it or would it not affect materially the price of land?—I think it would very much.

2000. You say in the year 1825 land sold for 30 years' purchase, and even more?—I have known it sell for more.

2001. That year was the bubble year, and a great deal of speculation?—Yes.

2002. Had you known it sold for 30 and 32 years' purchase before that time?—Yes.

2003. You have been asked to account for the difficulty of getting a man to buy land. If 15 years ago a man invested money in land in expectation of getting three per cent., and rents have become so reduced that the interest of his money has fallen to two per cent. or one and a half, do you not think that is quite sufficient to induce some caution?—I do not know what rate the funds were 15 years ago.

2004. If a man had expected to gain three per cent. from the purchase, and then found it reduced to two per cent. or one and a half, is not that sufficient to account for the caution in investing money in land?—I do not know; I think gentlemen are better satisfied with freehold security than any other.

2005. You stated an extreme case, where the tithe had been very high, and you revalued it, and from 2,000 *l.* it was reduced to 1,100 *l.*; do you know of any case of the other extreme, where tithe has been very low and you have raised it?—No, not in any great proportion.

2006. In valuing tithe do you allow the clergyman to be assessed to the poor-rate?—I generally value tithes for the tithe payers to pay the rate. I know an instance where great deductions had been made by the clergyman of a parish, with an understanding that the rates should be paid by the parishioners; they afterwards called upon him to pay the rates, and he was compelled to do so.

2007. He declined it?—Yes.

2008. And the clergyman was compelled?—Yes.

2009. Do you make any deductions in consequence of the nature of the property of tithes?—The amount I give would be greater.

2010. When you are making your calculations for the composition of tithe, do you make any deduction from the tithes beyond the usual rates which are paid upon other landed property in consequence of the nature of the property valued?—I do not quite understand that.

2011. The question refers to the annual value?—I do not quite understand the question. I have never had anything to do with tithes that were collected.

2012. It has not been a general principle with you to do it?—No.

2013. Is it not very common for a clergyman having his tithe valued after the value is given to him to deduct 15 or 20 per cent?—No; I always do that in making out the tithes; I make an allowance for the expense of collecting.

2014. Having allowed for the expense of collection, and having taken the exact value, is not the clergyman in the habit, for the sake of good will and peace among his parishioners, of making some further reduction?—He might where he let it himself, but not where he employs me as his agent.

2015. You put the value of land at 28 and 30 years' purchase, the freehold and?—Yes, formerly.

2016. Do you put 28 years' now?—Yes, at a moderate rent.

2017. How many years' purchase would you set freehold tithe at?—Not so much as the land. Tithes are difficult to collect, or they ought to be worth as much as the land; they are property of the same nature as the land.

2018. You do not consider them worth quite as much?—No, because there is more difficulty in collecting the tithes than in receiving the rent of an estate.

2019. What difference would that make?—I would as soon give 28 years' purchase for an estate as 25 years' for tithes.

Mr. Robert Wright, called in ; and Examined.

Mr. Robert Wright.

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2020. WHERE do you reside ?—At Norwich.
2021. What is your occupation ?—That of Land Agent ; I have been a farmer, but have left off farming ; I farmed rather largely till last Michaelmas.
2022. Are you a native of the county of Norfolk ?—Yes.
2023. From your early youth have you been accustomed to agriculture ?—Yes ; my father was a farmer, and I had no other employment till I was 30.
2024. Did you occupy land on your own account till last Michaelmas ?—Yes ; I have never occupied less than 400, and sometimes 600 acres.
2025. At present you reside in Norwich ?—Yes.
2026. And are employed as a land agent ?—Yes.
2027. Are you agent to any large landed properties ?—Yes, some rather considerable.
2028. Mention some of the persons for whom you act as land agent ?—There is Mr. Childers, a Member of the Committee, and Admiral Stephens, and also to a very considerable Church property, and some of the Colleges in Cambridge.
2029. Have you been long so employed as the agent to this Church property ? Since 1816.
2030. Since that period have you been in the habit of visiting the same property ?—Yes.
2031. How often in the course of the year ?—Where I am agent to a clergyman, two or three times a year ; but where property is let upon beneficial leases, I go upon the renewals, every seven or fourteen years, or when a life drops.
2032. Are there any considerable estates in the county of Norfolk which you have visited year by year for a series of years ?—Yes, very many ; I am very much employed in the valuation of farms and tithes, and occasionally of parishes for the poor's-rates in Norfolk, Suffolk and Cambridgeshire, and am very frequently travelling over those counties.
2033. Confining yourself to those properties you have known for a length of time past, and have periodically visited in the course of each year, what is your opinion of the state of cultivation of that land, compared with the years 1820, 1826, and the year 1830 ?—I should say that the land in the county of Norfolk is in as good a state now as I ever knew it.
2034. As well cultivated ?—Yes, and as well stocked.
2035. Is it, in your opinion, yielding as much profit ?—Farming is much less profitable than it was, but the land is in a progressive state of improvement, although not improving so rapidly as it has done.
2036. But still it is in a progressive state of improvement in Norfolk ?—Yes.
2037. You know the county of Norfolk best ?—Yes.
2038. Does your observation apply to the county of Suffolk as well as the county of Norfolk, that the land is in a state of progressive improvement ?—Not quite so much, but in Cambridgeshire and Suffolk the average state of the land is as good as it ever was.
2039. As at any former period within your memory ?—Yes.
2040. Has any land been thrown out of cultivation ?—No, I only know one instance of it, which arose entirely from accidental causes, and that is in cultivation again.
2041. But not any considerable quantity of land from any general cause ?—No.
2042. Does your observation extend to the soils of the lowest quality as well as the soils of superior and average quality ?—I think the wet clay soils are not in so good a state as they were four years ago, which has arisen principally from there having been four unusually wet seasons.
2043. Have you much land of that description in the county of Norfolk ?—Not much.
2044. The soil of Norfolk is light ?—Yes, but we have some strong, wet clay land.
2045. Wet seasons are not so injurious to Norfolk as other counties ?—No, except to the strong clay lands.
2046. What is the nature of that soil which is more particularly affected by the wet seasons ?—Clay.
2047. Is there any material deterioration in the cultivation of that district ?—No, I think not ; the wet seasons have rendered it more difficult to get it into good condition, and it is therefore fouler, but it is purely from that circumstance.

2048. You

2048. You think it is fouler from successive wet seasons?—Yes.

2049. Has there been less of labour bestowed upon it?—Certainly not.

2050. It is as carefully weeded?—Yes.

2051. Is the drill husbandry general?—Yes.

2052. And the weeding is carried as far as heretofore?—Yes.

2053. Are the ditches as well scoured?—Yes.

2054. Is there as much spade husbandry bestowed in keeping the land dry?—Yes, particularly in under-draining.

2055. Then so far from the land going back from want of outlay in under-draining it is improving?—Yes, in that respect.

2056. Is any other outlay diminishing?—If there were a farm now to let in bad condition, it would not let so readily as it used to do, as tenants are more cautious in expending, and do not like to lay out their capital upon an uncertain speculation; but nearly all those farms which have been once put into good condition have continued in that state, and the condition of the others is gradually improving.

2057. Are there many farms in the county of Norfolk in bad condition?—I think not many, and the proportion is less than it was previous to 1818.

2058. Then, upon the whole, celebrated as the cultivation of the county of Norfolk was then, you would say it was still higher at the present time?—Yes, certainly.

2059. Then as to the produce, *communibus annis*, should you say the produce was as great as at any former period?—Yes, quite as great; the seasons being equal, I should say the produce of last year and the year before was equal to any two seasons.

2060. Even in the war?—Yes; but that the progress of improvement was not now so rapid as it was during the war.

2061. As a valuer of tithes and valuing for gentlemen, you have a scale of prices with reference to which you fix your value?—That is rather difficult to answer; what may be a fair price for rent at one time may not be at another; capital may yield a greater profit at one time than another, and the lower the profit of capital the higher the rent of land will be, in proportion to the price of corn.

2062. In valuing a corn growing farm to fix the rent, must not the rent bear a reference to the price of corn?—Yes, but if capital paid 15 per cent. at one time, and at another 8 per cent., the rent would bear a higher proportion to the price of corn in the former period than the latter. Rents are higher now in proportion to the price of corn than in 1812.

2063. In valuing a farm, do you fix the value with reference to the interest of money exclusively, and without reference to the price of corn?—No; I fix it according to the demand, taking the price of corn into consideration. Wheat is 56 s. a quarter; it may continue at that price for two years longer, but the farm may be worth at the end of that time more or less than it is now, from the decrease or increase in the profits of capital.

2064. Is land let from year to year generally in Norfolk?—No; generally upon leases from eight to twelve years.

2065. Take a lease just expired of eight years let by yourself, would you fix the same rent now that you did eight years ago?—That was a very awkward time; it was just at the time of the panic; they let better in 1824 or the beginning of 1825; ours are generally let from October.

2066. Take a farm let in October 1824 that came out of lease upon the expiration of an eight years' lease in October 1832, where it belonged to yourself would you fix the same rent in October 1832 for that farm that you did in October 1824?—No; corn was rather higher in 1824; everything was brisker.

2067. How much would you diminish the rent?—That depends upon the quality of the soil; for the strong clay soils have gone out of favour, and there is a greater reduction in that than in lighter land.

2068. What reduction should you make now, compared with 1824?—From 10 to 12 per cent., or 15 in some cases.

2069. You think if present prices were to continue these strong clay lands will continue to pay this rent?—Other circumstances remaining the same, I think they would; but there is very little profit in farming, or any other business; people are obliged to live very close, and even then there are very few who save money.

2070. You ascribe it to a general cause?—Yes; it was occasioned, in my opinion, by the excessive profits made from 1808 to 1815, which induced many to adopt

Mr. Robert Wright. a more expensive style of living, and also to marry earlier, which has caused a more rapid increase of population.

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2071. You do not ascribe it to the diminished price of agricultural produce generally?—Partially so; but the profits of capital are all lower, and rents are consequently higher in proportion to the price of corn than they were.

2072. Speaking generally of the county of Norfolk and the lands you know in it, if the present prices of farm produce are maintained, can the present rents be supported?—I think the rents which have been reduced from 10 to 15 per cent. since 1824 will be supported, all other circumstances remaining the same.

2073. Would they pay their landlords?—Yes.

2074. And not break?—No; they would not get much money; they must live close.

2075. They are not getting forward?—I think the farmers are poorer than they were at this time last year, owing to the price of barley being so low. We had a great deal of barley that did not sell for a guinea a quarter.

2076. Was it stained barley?—Yes, there was a great deal of wet, and a considerable proportion of the barley that was very thin. I sold barley of my own that had never had a drop of rain upon it at 22s. a quarter. Norfolk is a barley county.

2077. Was that barley you have just spoken of good malting barley?—No, it was too thin for malting.

2078. What was the price of good malting barley?—From 30s. to 35s. a quarter. I sold some at 38s. in the beginning of the year, but there was very little of that quality grown in the county.

2079. Supposing a tenant coming out of his eight years' lease, and having been a fairly industrious man, should you say that that man has gone backwards in the last eight years?—His capital is not worth so much; the prices of things have gone down, and therefore his fixed capital is worth less than it was, although the quantity is the same.

2080. Are his implements worth as much as they were?—No, the prices of implements are lower.

2081. Do you think that his capital has generally diminished?—Not the amount of capital, but the same capital is worth less money than it was.

2082. The capital itself?—The price has diminished, but the exchangeable value has not diminished, compared with the prices of other things.

2083. If he was sold up they would not sell for so much?—No, but what they sold for might buy as much.

2084. Supposing the farming implements, the ploughs, the harrows and the carts, remaining where they are, and being in as good a condition as they were at the beginning of his lease, has he lost money or not?—If he should have lived close he would leave off in about the same state as when he began, and his capital would enable him to stock another farm of the same size. I was asked a short time ago what I could let a farm now for compared with eight years back. I may state that I let a farm last Saturday which I let at Michaelmas 1823 for precisely the same money.

2085. It was fairly let in 1823?—It was let rather lower perhaps. I bought it and let it to the same person, and at the same time, but not much less. Now that farm is in bad condition, for the man had never capital enough, though he would continue in it, and I let it at the same money.

2086. To the same man?—No, he could not hold it.

2087. Have you let it to a man of capital?—Yes.

2088. You have not placed the rent beyond what your judgment points out as a fair one?—No; I had six or seven applications for it.

2089. You let it originally at a low rent, having bought it at the same time from that circumstance?—Yes, a little lower; I bought it and let it at the same time.

2090. Did you let it at a lower price in consequence of having bought it at a low price?—Yes, I bought it low.

2091. Part of the price was comprised in the low letting?—It was let rather low, probably about 10 per cent. below what I should have otherwise fixed.

2092. Was it above the average quality of land?—No; it is very fair convertible land, not light land.

2093. With regard to the condition of the farm-buildings, have they gone back at all?—No; the landlord keeps them in repair generally.

2094. Throughout

2094. Throughout the lease?—Yes; it is very seldom that the tenant does it in Norfolk; sometimes they pay half the workmen's wages, but it is very rare. *Mr. Robert Wright.*

2095. The buildings are not worse than they were eight years ago?—No, they are better, because Mr. Coke bears so large a proportion of the whole, and all his are in such excellent condition. *21 May 1833.*

2096. Supposing Mr. Coke was not so large a proprietor, would your opinion of the condition of the farming-buildings be the same?—Yes, exactly the same, but Mr. Coke has partly caused it by the example he has set.

2097. When you speak of the general condition of the country you do not allude to the estate of Mr. Coke particularly?—No.

2098. When you say the crop last year was good, you speak generally?—Yes, it was much more than an average crop upon the light lands.

2099. It was a particularly favourable season for that kind of land?—Yes.

2100. You have now given your evidence as to the general condition of the culture of Norfolk; do you apply the same observations to Cambridge?—I think the condition of the land in Cambridge has not been much improved lately, but it is not worse than it was.

2101. There is a great deal of fen land in Cambridgeshire?—Yes, that land is much improved, that is, much better than ever it was; and I never knew a greater spirit of improvement than there is now.

2102. There has been an immense outlay in drainage?—Yes.

2103. There is no want of confidence there either as to prices or return?—I cannot say as to prices.

2104. The great improvement in Cambridgeshire has been at the expense of the landlords and not the tenants?—Certainly.

2105. Do you find any difficulty in letting land in Cambridgeshire?—Not the fen land; there is some land in Cambridge that will not let well.

2106. Have you any difficulty in letting land coming out of lease in Cambridgeshire at the rent you obtained at the former letting?—Not the best land, but the strong wet land has gone out of favour.

2107. What diminution of rent has the landlord submitted to?—Very great indeed in some cases; in some cases the poor-rates have increased enormously. I am agent to an estate near Norwich, which in 1818 was let at about 3*l.* an acre; that was the average of the parish: it is very good land, and within two miles of Norwich; that land is now let at only 35*s.*, but the poor-rates have increased from 8*s.* to 20*s.* an acre.

2108. In the purely agricultural districts in Norfolk and Cambridge, is there any great increase of poor-rates?—Yes, enormous in some parishes.

2109. At what sort of per-centage?—It is so various, I can hardly say; they are more than doubled in many parishes since 1818.

2110. You were understood to say that the labour employed upon the land had not diminished?—No, but the number of poor have increased.

2111. How has that happened?—I attribute it to the operation of the poor-laws, which have induced them to marry soon; and there has consequently been a race of people bred up with no other prospect of subsistence than the parish rates.

2112. Though the demand for labour has not fallen off the demand has not increased so rapidly as the population?—No.

2113. Have the wages of agricultural labourers fallen?—Not within the last seven years.

2114. How do you account for that?—Because the paupers are allowed very nearly at the same rate. A man and his wife and three children unemployed would have very nearly the average earnings of the labourers of the county.

2115. What is the average?—About 11*s.* a week.

2116. To able-bodied men?—Yes.

2117. They will obtain 11*s.* a week?—Yes; they will earn more at contract work.

2118. Is there much task work?—Yes, in some parishes there is, but where they are over done with labourers they employ them by the day.

2119. Considering the rate of wages now, and the price paid for bread and the articles of the first necessity for the labourer, should you say that his condition, speaking generally, was better now or worse than at any former period since the peace?—I do not think it was ever better, or that he ever had a greater command of the necessaries of life.

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2120. Should you say he was more or less comfortable, speaking generally?—More comfortable; I can prove it from the prices.
2121. And enjoys more of the comforts of life?—Yes.
2122. Has the condition of his cottage improved?—Yes; it is obvious to anybody travelling through the county.
2123. Not speaking of the cottages of any of the great proprietors?—No, but where they are hired by labourers of small proprietors.
2124. The cottages are more comfortable than they were before?—Yes.
2125. Is that your general observation?—Yes.
2126. Do you confine it to the county of Norfolk?—In Suffolk it is so, and I think in Cambridge too; but they are not so neat there as in Norfolk and Suffolk.
2127. In the fen country how are the cottages?—They are very slovenly.
2128. Comparing them with what they were 10 years ago, what should you say?—They are quite as good.
2129. They have not gone back in the world?—No.
2130. And their condition generally gives them a command over the necessities of life?—I should say it never was greater than at this time.
2131. Is the rate of wages higher in the fen country than in the uplands?—Yes, in the summer, but not in the winter, because they want more men in the summer.
2132. You have mentioned the rate of wages; what will the rent of the cottage be?—A cottage with half a rood of land would be about 3 l.
2133. What would it be in Suffolk and Cambridge?—I have not had much to do with cottages in Cambridge, but I should think there is not much difference.
2134. Have they there generally a patch of land?—Very frequently, but not so generally as in Norfolk and Suffolk.
2135. Do you think that adds to their comforts?—Yes, certainly, but not a greater quantity than that.
2136. You think that a small quantity is beneficial?—Yes.
2137. Have they mostly a pig?—Not very often, sometimes they have.
2138. Have their rents been raised within the last 10 years?—No, they are rather lower.
2139. Then, their rent being lower, and the price of necessities lower, and their wages not being lower?—They are lower than they were in 1818, when we gave 2 s. a day, but corn was higher then.
2140. Taking into consideration the proportion that their wages bear to the rent for their cottages and the price of articles of the first necessity, generally speaking, is their condition better or worse?—Generally better.
2141. The condition of the farmers, is that better, or stationary, or worse?—It is not better, and certainly worse than in 1818.
2142. Do they live as well?—There was a description of farmer that used to spend a great deal of money, men with a capital of 4,000 l. or 5,000 l.; but a man of 4,000 l. or 5,000 l. will not farm now unless he can get it very cheap.
2143. To what do you ascribe their reluctance to farming?—My opinion is that it is rather a lower situation in life than they like to fill; a person who could give his son that property to begin the world with would rather make him a merchant or some profession than a farmer.
2144. Can they employ it more profitably in trade?—I do not know that they can, but it is a situation they like better, though trade is very bad.
2145. Do you mean to say that the situation of a respectable farmer is held to be a low situation in life?—I think a man with 5,000 l. or 6,000 l. would rank higher in many other situations than in farming, and associate with more respectable society.
2146. You think living in a small country town, and employing his capital in a little trade, that he would be more respectable?—No, but he may be in large trade with 5,000 l. or 6,000 l.
2147. Is there any alteration in public opinion upon that point, that a farmer with a capital of 6,000 l. invested in agriculture, and employing himself in the cultivation of the soil, is not so highly esteemed as he used to be?—He may be as highly esteemed, but he will not mix with the same society as a merchant or a professional man with the same property.
2148. You think that the taste of men is changed?—The fact is, during the war when a man had that capital he expected to make a fortune by it in farming,

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which induced many men of a higher rank to take farms, but it is rarely done now. Mr. Robert Wright.

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2149. Would you not expect that if a man is esteemed as much as formerly, and has not lost his natural taste for cultivating the soil, that the indisposition must arise from the lower rate of profits?—Partly from that; the rate of profits is reduced; but his associates among the farmers would be rather of a lower class than himself.

2150. Do you not think that the price of corn being more stationary, and the rate of profit being more clearly ascertained, that there is not the chance of so large a profit?—The fact is, that rents never did increase equal to the high price of corn during the war, although they would have done had the high prices of corn continued.

2151. But corn having been more stationary in the last few years, they have been better able to ascertain the profits of the farmer?—Probably.

2152. Has the price of corn been remarkably stationary for the last five years?—Yes, there has been little fluctuation.

2153. Do you ever recollect so little variation in the space of five years?—No.

2154. Consequently the gambling character of farming no longer exists?—Certainly, none but farmers now apply for farms; persons in trade formerly used to apply for them.

2155. The probable inducement was the great variation in the price of corn?—Yes, partly.

2156. And the steadiness of the prices has destroyed the gambling character of the business?—Yes.

2157. And that character is now gone?—Yes.

2158. Do you not think that farmers employ their capital at a much less profit than any other men?—Not much less.

2159. Do you not think that farming generally is a less favourite pursuit?—It is not so much so as it was.

2160. Do you not think that the farmers will bid against each other, so as to reduce the profits of farming lower than any other trade?—The profits of farming and the profits of trade must be very near each other.

2161. Do you not believe that those men of 5,000 *l.* or 6,000 *l.* have felt that there was some little risk in investing it in farming?—Probably they might.

2162. When there was a chance of lower prices they withdrew their capital?—Yes.

2163. Was not there an apprehension that the price of corn might be reduced very much below the present price, by an alteration of the existing law?—Yes, at the present moment there is that apprehension.

2164. Does not it excite a great deal of alarm in the minds of farmers?—It did.

2165. Then the men who had capital in farms were very glad to withdraw it?—Many of them have withdrawn it; we do not find that many men of that description have applied for farms.

2166. Do you not think it was because there was some danger in applying for leases, with an uncertainty as to the price of corn?—Yes, I think that has had an influence.

2167. What do you mean by uncertainty?—The price of corn is principally regulated by the Corn Laws, and there may be a considerable alteration in the Corn Laws.

2168. And they press for yearly takings, whereas the custom of the country has been leases?—There is not in Norfolk such a desire to take leases as there was formerly.

2169. With respect to the farm you let the other day, was that let upon lease?—It was let for 12 years, but it was very much out of condition, and nobody would take it without a lease.

2170. Have you found more difficulty recently in pursuing the custom of the country in letting upon lease?—Yes; formerly the farmers would not take without a lease, now if it is in good condition they have no objection to it.

2171. Used the leases to be for 21 years?—That was before my time.

2172. You say they are unwilling to take leases; are not men very unwilling to invest 5,000 *l.* or 6,000 *l.* in farming stock and in the soil, without a lease, in the business of farming?—Not where the farm is in good condition; that would make

all

Mr. Robert Wright. all the difference; but if a man is to lay out money in improving it he will not do it without a lease.

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2173. When a man takes to a farm there is a great outlay of property?—Yes.

2174. If the corn was to go down suddenly he might lose half his capital?—Not half his capital.

2175. To a great extent?—Yes, probably.

2176. What do you consider the proportion that the rent bears to the gross produce?—The rent of strong land would bear a much less proportion to the produce than on lighter land. I should think that the produce makes four rents upon land of an average quality.

2177. If it must make necessarily four rents of produce to enable him to pay one rent, if a man was to lose a quarter of the produce he would lose the whole of the rent in one season?—Yes; I lost that myself in 1821.

2178. Then is not that a sufficient reason why a man with a considerable capital should not take a farm upon a lease unless he had greater confidence in the continuance of the present prices than he already possesses?—It certainly must have that tendency.

2179. You say a man does not like to take a lease for fear there should be a considerable drop in the price of corn?—I mean that there is less disposition to do it.

2180. You say a man may lose the whole of his rent in one season, of course you consider there is less disposition also to take a farm without a lease from that circumstance?—Yes.

2181. A man does not like to risk the loss of his capital even by a single year's occupation, unless he had more confidence in the prices of corn continuing?—A man about to begin farming would not, but where a man has a farm it would not make much difference; if he had to buy stock at a high rate he would think more about it.

2182. You have stated that the uncertainty of the Corn Laws was a material impediment in the way of capital being invested in agricultural speculation?—I think it is.

2183. You have stated that in the county of Cambridge there were great improvements carried on in the fens?—Yes, and it is not confined to Cambridgeshire, but is the same in the fens of Lincolnshire and Norfolk.

2184. That has been done principally at the expense of the landlords?—Yes; generally it is an extensive system of drainage, carried on under an Act of Parliament, for the benefit of a large district.

2185. You have stated that there is a deterioration in parts of Cambridgeshire; what is the state of that part in the cold land open field parishes?—They have gone down; we have had four wet seasons, and they have affected that land not only in Cambridgeshire but everywhere.

2186. There are some lands in Cambridgeshire very much affected by wet?—Yes, because there is no under-drainage in open fields; where they are enclosed they are under-drained.

2187. The outlay of capital in this extensive drainage of the fens has been very large?—Yes.

2188. And that has been incurred by the landlords?—Yes; generally the money is borrowed, and it remains as a tax upon the estate.

2189. Still the borrower must have some confidence in it being profitable?—Yes; and the outlay has been most extensive.

2190. To what extent has been this investment?—At the time of the Nene Outfall and the drainage of the North Level I should think it amounted to 200,000 *l.* or 300,000 *l.*

2191. Within the last six or seven years how much capital of the landlord should you say had been invested in this speculation of very extensive and expensive drainage in those three counties?—It is impossible to say; but the single speculation of the Nene Outfall, with all the drainage attendant upon it, I should think would cost 300,000 *l.* or 400,000 *l.*

2192. That marks no want of confidence?—No.

2193. Has that been laid out by small proprietors?—Both small and large; the amount of the tax is levied upon all the proprietors of the district.

2194. Part of the speculation of the Nene Outfall was to recover a large quantity of land?—Yes, and to make a communication between Lincolnshire and Norfolk;

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Norfolk; but still a great part of it was expended in the improvement of the land by drainage, as well as the part recovered.

2195. With respect to the participators in this speculation, have they generally been people of large property, or have they been small proprietors?—Of all sizes, from 10 acres to 10,000.

2196. Are there not a great many small properties in Norfolk held by yeomen who farm their own lands?—Yes.

2197. In what condition are they?—They are poorer than they were, more especially many of them who bought their estates in high times and have mortgaged them, and the mortgages bear a higher proportion to the value of the estates than they used to do.

2198. Have many of them been sold up?—No; it is extraordinary how well they have stood it; there have been comparatively few bankruptcies.

2199. Have they saved themselves by greater economy and care?—They are more economical than they used to be, and generally they farm better.

2200. Do you find that the small proprietors can farm so as to come up to the larger ones?—Very nearly.

2201. What do you mean by small farms?—A farm of 100 acres compared with one of 600.

2202. Do the small proprietors extend over the whole of that great level?—Yes, from one acre to several thousand.

2203. Has there been any alteration in the size of the farms lately in Norfolk?—Not much, but I think they are rather smaller at present, from the circumstance that men of large capital are not so plentiful as they were.

2204. Do you not think that has a tendency eventually to lessen the size of the farms?—Yes; it is much easier to let a farm of 300 acres than a farm of 1,000 acres, and a man will divide his farm under those circumstances.

2205. Do you find the small tenantry pay their rent better than the large ones?—I do not think they pay so well now.

2206. The small proprietors and the large proprietors in that district have most of them mortgages upon their property?—Many of them have.

2207. You have stated that an apprehension of an alteration in the Corn Laws deterred people from embarking their money in land; does not any artificial state with reference to other things have that effect?—Yes, if they know it is an artificial state.

2208. Do you not think if that was altered, and we were in a natural instead of an artificial state, that money would be embarked in land again?—Probably in some cases; but in my opinion there will always be the objections which I have already stated to large capitals being employed in farming.

2209. Has property changed hands in Norfolk much?—Very little lately.

2210. Can you perceive any perceptible increase or diminution of either small or large properties?—No, there has been nothing sold in Norfolk lately; there is that uncertainty that would deter men from investing money in farming, and it also deters men from purchasing.

2211. The number of large properties in the county bears about the same proportion to the small ones as formerly?—I think so.

2212. Are the farmers now obliged to live more frugally and to pay more close attention to their farms than during the high prices?—Yes, and they do not make near the profit they did.

2213. May not the necessity of living more frugally, and attending from day to day more closely to their farms, be the reason why a man of 4,000*l.* or 5,000*l.* should dislike to embark in it?—Yes, that and the reason which I have already stated will both operate.

2214. Are you of opinion that during the last 10 years as much money has been lost in trade as in farming?—I am sure I cannot state that.

2215. Have you had any fires in Norfolk?—Yes, a great many.

2216. Are you of opinion that the rate of wages is unnaturally kept up by fear, the consequence of those fires?—I have no hesitation in saying they increased at the time, and that the labourers gained their end, but they have gone back again to pretty nearly what they were before the fires.

2217. It has found its level again?—Pretty nearly.

2218. Then you do not ascribe in any degree the present rate of wages to intimidation?—In some degree; probably, if we had never had any fires our wages would not have been more than 10*s.* a week; now they are 11*s.*

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2219. Something in that proportion may be ascribed to the fires?—Yes.

2220. Do you think that the uncomfortable situation of the tenantry, arising from that apprehension with respect to the conduct of the labourers, has deterred peaceable and respectable men from going into farming?—No doubt of it; any man at all above the rank of a farmer would not incur the nuisance of it.

2221. It has had a tendency to diminish the desire of the farmer to employ his capital in that species of occupation?—Yes, and rather to diminish the average rent; the tenantry would have been more respectable if we had never had any fires.

2222. That struggle between keeping up profits by beating down wages is so painful, that men are indisposed to embark in it?—Yes, and the nuisance of having a quantity of unemployed people teasing them for allowances, and threatening them.

2223. Is there the same good feeling now between the farmers and the labourers that there was formerly?—Nothing like what there was before the fires.

2224. The labourers are not so willing to work?—No, the character of the labourer is deteriorated.

2225. In a former answer you have alluded to an artificial and natural state of things, what do you mean by a natural state?—If the tenantry of the country were satisfied that the price of corn was fixed by natural causes, and not liable to be influenced by an Act of Parliament.

2226. If there were a fixed duty of 8s. or 10s. a quarter the price might be considered fixed?—I mean if the prices would be more steady.

2227. The present prices might be relied on?—I cannot say.

2228. Suppose there was to be so low a duty upon wheat that it should fall to 40s. or 45s. a quarter, how much of the land in present cultivation would go out?—A very considerable quantity.

2229. You left off farming last Michaelmas; did you find during the latter years that your profits were as great as formerly?—Certainly not.

2230. You grew tired of farming?—I had a very large agency, and farming was troublesome to me; my profits or loss had nothing to do with my leaving farming.

2231. Are you aware there has been a considerable deficiency in the amount of stock in the county?—I think not, and when I say that, I think the Norfolk farms were never better stocked than now; but there has been a great rot among the sheep in Lincolnshire, and many other counties.

2232. There is still as great a quantity of sheep as before in the county?—Yes; the Lincolnshire and marsh-land farmers come to Norfolk to buy sheep.

2233. Is there any deficiency in the supply of cattle?—No, we never had a larger quantity than at the last market.

2234. Was there any difficulty in letting land at the time the prices were higher?—No; the rents had not increased equal to the price of corn, and men expected to make great profits.

2235. You state that there has been a progressive improvement in the system of cultivation in Norfolk, and yet you say that many parts of Norfolk had not been brought under that improved state before the peace?—No; there were many bad tenants in farms; they have quitted, and other tenants have taken and improved them.

2236. If one farm had been improved up to its utmost limit, and another farm admitted of a great state of improvement, that would account for a progressive state of improvement?—Yes.

2237. Have you any experience of the lands in cultivation in 1792?—That was before my time.

2238. Those lands were improved in cultivation during the war?—Yes; the quantity of wheat was increased amazingly during the war, when they grew wheat upon land, where, in 1792, they never thought of it.

2239. Upon lands in good cultivation during the war, do you find much improvement since the war?—No.

2240. Do you find them as good?—Yes.

2241. Quite as good?—Yes.

2242. When a man enters upon a farm now, what profit does he expect to make?—A farmer could hardly tell you, the profit of capital is so much mixed up with his own labour.

2243. Do

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2243. Do you think he expects to make six per cent.?—That, and being paid for his labour, is the most he would expect. *Mr. Robert Wright.*

2244. What did they expect to make?—Ten per cent. at least, and frequently more. *21 May 1833.*

2245. The average profit being about 10 per cent. during the war is reduced to six?—Yes, and trade is just the same. I do not confine it to farming; the average profits of farming compared with trade are much the same.

2246. You say capital has not been increasing among farmers in the last eight years, therefore there is not much more capital than there was in 1824 or in 1817, and yet there is a difficulty in investing capital?—There is as much capital upon the farms as ever there was.

2247. But they are in a stationary state as to capital, compared to what they were eight years ago?—Where a farm was in a bad state, and is getting into a good state, it is increasing; but where it was in a good state it is stationary.

2248. Laying your hand upon any particular farmer, has that farmer been improving his capital in the last eight years?—I hardly understand the question; does it mean the real quantity of capital, or the price of it?

2249. The real capital was meant?—That has not decreased at all.

2250. Has it increased?—No; in some cases it has, but not where the farm was in a good state.

2251. Do you call it a prosperous state when a man is labouring for eight years and is no better off at the end of the time than at the beginning?—A man may have saved money without increasing his capital, and lent it to other persons; but I think they have saved very little.

2252. Have they saved anything?—They have just lived.

2253. Was there any difficulty in investing money in land in 1824 and in 1817?—1818 was the briskest time after 1812; it was just after the Corn Bill, which prohibited importation till the price of wheat was 80 s. a quarter, and the farmers all presumed it would be 80 s., and people were then very desirous of hiring farms.

2254. You say there is an increase in the amount of capital, and yet there is a greater difficulty in investing capital in farming than formerly?—No, I did not say there was a difficulty in it, I said that men who had capitals not employed in farming had a reluctance in doing it; they did not wish to do it; there is no difficulty in doing it.

2255. You have said that when the Act was passed that said that corn should not come in before the price was at 80 s. the farmers fixed it in their own minds at 80 s.?—Yes.

2256. Can you say what estimate the farmers have formed as to the operation of the present Corn Laws?—Wheat had fallen to 60 s. at the time the Act passed, and therefore, in my opinion, the farmers thought it would keep at about that price; about 56 s. to 64 s.

2257. That would give us about 60 s. as the average?—Yes.

2258. Was that your own estimate of the probable effects of the present Corn Laws?—Yes, about that.

2259. If the generality of tenants were sold up in Norfolk, would there be much capital left?—Yes.

2260. What proportion of their capital that they had previously invested in the land would they have?—That would depend upon the price at which they had invested it; in 1818 it was very high; if a man went into business at that time, and bought everything, and sold now, he would be a loser.

2261. Have you more labourers than you could employ if the prices were higher?—Yes, in some parishes.

2262. You say there are many paupers who are paid equal to the labourer?—Yes.

2263. If those paupers were not paid at that rate, would not the wages of labourers fall?—Yes, they would.

2264. Those high wages are not paid out of the pocket of the farmer?—They fall upon the rent, in fact; if a man knows he has a certain rate to pay he will not give so much for the farm; they may affect him for a time, but it will soon adjust itself.

2265. Can this state of things continue?—Unless there is an alteration in the poor laws the property will be annihilated in many places.

2266. Have not the poor laws affected the rents of farms?—Yes; I mentioned an instance of it in the parish of St. Faith.

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2267. Do you think your poor laws are worse managed than they were?—They must be badly managed.

2268. Are they worse managed than they were?—They are more difficult to manage, and therefore worse managed.

2269. Do you know that there has been a great improvement in the management of the poor?—Not in Norfolk.

2270. You say there are fewer 4,000 *l.* or 5,000 *l.* capitalists in Norfolk than there used to be; what has become of them?—There are many farmers who have that amount of capital employed; if a farm is untenanted that requires 5,000 *l.* or 6,000 *l.*, there is more difficulty in finding a tenant than there used to be.

2271. These men of capital are less inclined to associate with the small farmers than they used to be?—They have felt themselves above the small farmers, and that may deter them from taking the farms.

2272. They must be better, or the farmers worse comparatively than they were some years ago, because that did not operate against men taking farms some years ago?—No, the large profit induced them to do it.

2273. Do you not suppose that the small farmers are worse off than they were?—Not compared with the great farmers; they are all worse off than they were.

2274. You say that you are surprised that the farmers have stood their ground so well?—From the violent fluctuations in price I am surprised more did not fail; for instance, if a man takes a farm, and expects wheat at 80 *s.*, and it comes down to 60 *s.*, he must of course sustain an immense loss.

2275. Do the farmers live more frugally than they did?—Yes.

2276. You have stated that Norfolk has improved rather than fallen back in the last few years?—Yes.

2277. Have you not now in Norfolk and Suffolk the supply of the Smithfield market, and is not this chiefly to be attributed to artificial feeding?—At this time of the year we always have supplied Smithfield, but artificial feeding has very much increased lately.

2278. Has not that system been introduced very much within your recollection?—Yes; it began during the high prices in the war, and it has increased; the quantity of linseed cake bought for bullocks is much greater within the last seven years.

2279. Do you not conceive that that may account for the cultivation of land in Norfolk not having fallen back, that you have taken the custom of the market from others and have got it in Norfolk?—We always had it for three months at this time of the year; but still the quantity of the stock has increased, and the quality improved lately.

2280. Is there not a better system of feeding them?—There is.

2281. Has the Labour-rate Bill been tried in your part of the country?—In several places.

2282. What is the opinion of it?—In some places it has answered extremely well, and in others very badly.

2283. Where it has answered ill, is it because it has not had a fair trial?—No; it is where they have been very much overdone with labourers, and have apportioned them out to the farmers, who in some cases give them only the pauper allowance, paying the single men about half the wages of the married.

2284. What is the opinion of the country upon it; is it favourable to its renewal?—Not in its present shape. I have met with two instances where it would annihilate the whole of the property of the rectory; one was in the last month. According to the Act, they should apportion the labourers according to the assessment for the poor-rates, consequently the clergyman would have about one-fifth of all the labourers to support, and the rate would have amounted to about 60 *l.* more than the tithes of the parish.

2285. Does not the present operation of the poor laws produce the effect of setting the farmer to throw what should be paid as labour upon the rate, and consequently upon the landlord?—Upon the rate certainly, but not upon the land.

2286. Is there a considerable portion of tithe-free land in Norfolk?—No.

2287. Are the tithes generally taken in kind?—No, very rarely indeed.

2288. They are compounded for?—Yes.

2289. Upon leases?—No, generally from year to year, with six months' notice.

2290. It

2290. It is settled generally from year to year?—It goes on unless notice is given. Mr. Robert Wright.

2291. Is that the case with lay tithes?—Lay tithes are more frequently taken in kind than the clerical tithes. 21 May 1833.

2292. What proportion should you say the clergy take short of what would be their real due?—From 20 to 25 per cent.

2293. You would say, upon the average, that the clergy do not take within 25 per cent. of what they are strictly entitled to?—Yes, if they exacted the utmost.

2294. Or within what they would receive if they appointed a surveyor to value?—No, I do not say that.

2295. What other criterion has a surveyor for fixing the value except what they are worth?—He always considers that the clergyman does not exact the utmost value of the tithes; he values at the usual rate received by clergymen.

2296. Is not that done by beginning to value them according to their intrinsic value, and then making a certain deduction?—Yes; they always consider that the clergyman does not take the utmost value; generally he could not; he is not a man of business; the tenants would annoy him. The tithes in Norfolk have in most cases been compounded for upon more moderate terms than in most other counties.

2297. Then is the Committee to understand that, in your opinion, the Church do take from 20 to 25 per cent. less than what they would strictly be entitled to if valued at their real value?—Yes, less than what they would be valued at if they were estimated at their full value, only deducting the expenses of collecting.

2298. Do some clergymen take them at the utmost value?—Yes, a few.

2299. What is the difference between the most lenient clergyman and the most extortionate?—In the Flaig Hundred there is one case where 14 s. an acre had been taken upon an agreement for 14 years; at the same time there was land of a similar quality let at 5 s. 6 d. The average composition for land of that quality is about 8 s. an acre.

2300. Would it not, in your opinion, be a great hardship if by any tithe law that 14 s. was fixed as a perpetual charge upon one land and 5 s. or 6 s. upon the other?—Yes; it is not worth so much now; it was let in 1818, and if they took anything near that it would be more than the tithes were worth.

2301. Are you in the habit of valuing land for purchase and sale?—Yes.

2302. What is the price of land in Norfolk?—It is difficult to say, there is so little doing now.

2303. Is that from a reluctance to sell, or a reluctance to buy?—Purchasers will not buy unless they can buy cheap, and sellers do not like to sell unless they can get what they think a fair value; where a sale is forced it is upon very low terms.

2304. Where sales actually take place, whether from executions or any other circumstances that force a sale of land, how many years' purchase does it sell for?—I have known them sell as low as 22 and 23 years', but then if there was any competition, from the land being intermixed with other estates, or any other cause, it may get up to 30 years' purchase, or even more.

2305. Where there is no competition of that description, but it is a mere simple investment of capital, are you able to say what you would consider the average price for which land would now sell?—It is impossible to say. Purchasers do not feel confident the present rents will stand; if you could insure that, land would sell at 27 or 28 years' very readily, or even 30 years' upon the clear annual value.

2306. Now it is difficult to sell at that?—Yes.

2307. What creates this uncertainty?—They are uncertain whether the rents will stand. They are apprehensive that there may be an alteration in the corn laws, which might reduce the price of corn, and consequently lower the rents.

2308. Do the lay-impropriators exact the utmost farthing of their tithes?—Not generally, but they take more than the clergy.

2309. Do they not exact the utmost farthing?—In some cases.

2310. So do the clergy in some cases?—Yes, but much less frequently than the lay-impropriators.

2311. If a power were given to the extent of from 10 to 15 per cent. of lowering, where the composition is very high, and raising 10 per cent. where it is very low, with a view to a permanent adjustment, do you not think that that might meet all cases, and approximate to a fair settlement?—I think 15 per cent. would hardly

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be enough; 20 per cent. would in most cases, where tithes have been let since 1824.

2312. Fifteen per cent. on each side?—Twenty per cent. would in most cases.

2313. If that power were given to any commissioner to vary to the extent of 20 per cent. one way or the other, would not that establish him as the valuer of the tithes?—Yes; and also if a latitude of only 10 per cent. were allowed.

2314. Do you not think that Norfolk being an upland district, and better able to bear up against the wet seasons for the last four years, has caused it to be in a more prosperous condition than the other counties you have described?—Yes, certainly.

2315. In the case where you have spoken of a fifth of the labourers being thrown upon an individual, would he not have paid as much if the labour-rate had not been established?—No; in the one case he would only have supported a fifth of the labourers who were unemployed, but in the other the fifth of all the labourers in the parish.

2316. You have mentioned that the county of Suffolk was in a progressive state of improvement; what part of the county do you refer to?—Not to any particular part, but the county generally; the wet lands, I think, are not in quite so good a state, from the temporary circumstances which I have before stated.

2317. Do you visit any estates periodically in Suffolk?—Not large estates.

2318. You do not speak from personal knowledge of the county?—Yes; I have been over several livings there.

2319. To value the tithes?—Yes.

2320. Periodically have you been over them?—Yes; there has never been a year lately in which I have not been over some land in Suffolk.

2321. Do you speak from going through the county, or from visiting estates there?—Both.

2322. Over the same lands at different periods?—I cannot say that; when I let tithes I sometimes do not see the same land again for several years unless I am the regular agent of the rector.

2323. Are you still of opinion that the state of agriculture is much about what it was 15 or 16 years ago?—Yes. The state of the dry land is improved, but the wet land is not in so good a state, as in consequence of the wet seasons it has been more difficult to till it; it has got fouler.

Mercurii, 22^a die Maii, 1833.

THE RIGHT HON. SIR JAMES GRAHAM, BART.

IN THE CHAIR.

Mr. Robert Merry, called in; and Examined.

Mr. Robert Merry.

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2323.* WHERE do you reside?—At Luckton, in the North Riding of Yorkshire.

2324. Are you a native of that riding?—Yes.

2325. Have you been employed in farming all your life?—Yes; I occupy a farm left by my forefathers.

2326. As owner?—As owner.

2327. How many acres of land?—About 300.

2328. Have you also occupied any land as tenant?—No, I have never occupied any as tenant; I have had the management of land to the amount of 300 or 400 acres for neighbouring gentlemen, when it could not be let.

2329. In addition to farming your own estate, have you had the care of any large properties?—I have had the care of properties to the amount of 9,000 or 10,000 acres, belonging to different people.

2330. All in the North Riding of Yorkshire?—Yes, and in the Ainsty of York.

2331. Have you long had the management of any of those properties?—About 20 years.

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2332. Are you employed as a land surveyor?—Yes, generally; my business is the most extensive, as a land valuer, of any business I have.

2333. How long have you been so employed?—About 20 years, and that employment has kept increasing.

2334. Have you valued tithes at all?—Yes.

2335. How are tithes taken in the North Riding generally?—Very few are taken in kind; the greatest part where it is liable to tithe in kind is taken at a rent, and the next greatest part is valued once a year, and very little is taken in kind.

2336. In valuing for tithe you are required to go upon the same land once a year?—Yes, but I have never been employed as a regular valuer of tithes in that way.

2337. Do you know any considerable quantity of land which you have visited every year for the last 20 years?—I am well acquainted with the land lying in nearly a square from Whitby to Danby, Kirby-Moorside, Mulkton and Scarborough.

2338. Have you known that tract very well for the last 20 years?—Yes, I have known it since I was very young.

2339. Speaking of those tracts that you have known so long and so well, should you say, that the produce now is as great, or that it is less than it was 20 years ago on those tracts of land?—One part of it is; the limestone heights have had a great advantage from bone manure; the other land has deteriorated very considerably; all the strong clays have fallen off, not less than one-third in produce.

2340. How many acres of land should you say in round numbers are included in the square you have mentioned?—I suppose about 450,000 acres.

2341. Can you mention the proportion which the limestone land in that district bears to the whole?—I think the limestone land might amount to about 80,000 acres.

2342. What proportion does the stiff clay land bear to the whole?—It is very difficult to ascertain any near approximation to what the real quantity may be. There is sometimes moor, sand and clay, and fine good rich land, mixed in the same field.

2343. Then the quality of the land is very variable, except in the limestone heights?—It is very variable, and the limestone land is also very variable.

2344. And the produce of the limestone land, owing to the application of the bone manure, you do not think is much worse than it was 20 years ago?—I do not think it is much worse cultivated than it was, nor that the produce is much less.

2345. Is there as much labour bestowed upon that as there was?—There is nearly half of it in the hands of men that occupy their own, and a great part of that has nearly the same labour upon it; but the tenants are employing less.

2346. With respect to those who occupy their own land, what is their condition now compared with what it was 20 years ago; take the case of some man whose industry you know, and whose steadiness and sobriety are unchanged?—If he is clear of debt his condition is not much altered, except that he is saving less; he is managing his land much the same; but half of the owners are in debt, and their land has gone down in value and in produce, and a large proportion of them have been compelled to sell.

2347. Has there been a great change of proprietors?—There has.

2348. As those small proprietors have sold out, who have become the purchasers?—In some measure large proprietors that were adjoining, but chiefly tradesmen and shipowners from Scarborough, Whitby and other places have bought to a considerable amount. There is none of it sold to ancient freeholders; it has changed hands completely, and gone to people who are strangers to the neighbourhood.

2349. For how many years' purchase, generally speaking, have those small proprietors been compelled to sell?—They used to sell at 35 or 38 years' purchase, and now there are a number of small farms, from 25 to 100 acres, that would be sold at 25 or 26 years' purchase; but I would rather say they are unsaleable. The gentlemen will not buy them, and the ancient freeholders or tenants cannot buy them.

2350. When you say that land used to be sold at 35 years' purchase, do you mean that it was sold at that rate when it was not accommodation land, or not near towns, or possessing any particular advantage?—Yes; and it was very good to sell at that price amongst the freeholders.

Mr. Robert Merry. 2351. At what period did they command that price?—Up to 15 or 16 years since.

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2353. When you say that, do you mean 25 years' purchase on the same rent, or at a reduced rent?—No; at a reduced rent.

2354. What is the reduction in the rent generally?—In the neighbourhood of York or Scarborough, the reduction may be counted at about 10 or 15 per cent.; in a real farming district, at a distance from the market towns, I think the average reduction is about 30 per cent. I am agent for a gentleman who has an estate of about 2,000*l.* a-year, and I have been obliged to lower it 40 per cent., and the tenants still threaten us to quit.

2355. Do you mean to say that a small estate, not accommodation land, but land let at a working rent, which would formerly have commanded 35 years' purchase, would now, when that rent has been reduced 30 per cent., command only 25 years' purchase?—Twenty-five, or 26, or 27 years, according to its situation.

2356. With reference to what scale of prices of wheat and other agricultural produce was that reduction of 30 per cent. made?—I cannot say that it was particularly calculated at what wheat was per quarter, but it was according to what the landlord could let his land at; we have been in such an unsettled state, that we could never tell what wheat should be calculated at since the Orders in Council in the year 1819; we have been in the habit of calculating it at about 64*s.* a quarter, but we have never been able to realize that.

2357. How much do you estimate barley at?—At about 30*s.*

2358. And how much oats?—From 20*s.* to 24*s.*

2359. What do you estimate the price of butcher's meat at?—About 6*d.* a pound; but we have never realized that till lately.

2360. At what time did you form that scale of prices?—About ten years since; land was generally calculated in our neighbourhood at about that scale.

2361. Was the reduction of 30 per cent. made with reference to that scale?—We did not go so low as that scale came to 10 years ago; but about six or seven years since we have been calculating upon that scale.

2362. Was the reduction of 30 per cent. from the war rental referable to the scale you have just mentioned?—The estates which were lowered at first were not lowered in that proportion; they were lowered about 20 or 25 per cent.

2363. If you yourself had valued a farm five years ago, with reference to the scale you have just mentioned, do you think the rent you then put upon it could be sustained at present prices?—Not unless the tenants had property, and could keep up the cultivation of the soil; if they had property to do that, they might keep the rent at that.

2364. Do you think now that if you were to value a farm, it would be safe to value upon the scale you have just mentioned?—No, I should think not.

2365. What scale would you now put it at; what would you put wheat at now?—It has been less than 60*s.* for some years back; but it is not the price of the articles entirely that governs the letting of land at present; there is a scarcity of tenants for land in farming districts, and when tenants see that their predecessors have all been seriously injured or ruined, they are very cautious how they take a farm.

2366. Have you much land not occupied in your neighbourhood?—Not at present. Four or five years since there was a good deal of land in the hands of the landlords, and since then they have let in different proportions of depreciation; some have lowered it 40 per cent., and some 50, just as they could find tenants, the landlords generally not being willing to suffer the inevitable loss of occupiers.

2367. Then, by submitting to a reduction, have they all been able to let their land, or is there any land untenanted?—There is a very small proportion just at the present moment.

2368. Speaking generally, should you say that the land let within the last five years, after submission to such a reduction, can bear the rent which has been imposed upon it within the last five years, if present prices continue?—I cannot positively answer that question; I am rather doubtful of that.

2369. Supposing the price of wheat to continue at 54*s.*, could the tenants pay their present rents at that price?—They could in a few cases, but I think not generally;

rally; they have brought the landlord down to the last farthing that they could bring him to. Mr. Robert Merry.

2370. With respect to the limestone land, does it still pay for buying bone-dust and applying it?—The tenants are all losers at the rents that they have paid.

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2371. If it was no longer profitable to apply bone-dust to that land, could that land be kept in cultivation without artificial manure?—No; there is a large quantity of limestone land which would have been thrown out of cultivation long since if we had not got bone-dust.

2372. Then if it be not profitable to apply bone-dust, and the farmers are forced to discontinue the application of it, will that land go out of cultivation?—Yes, they would not cultivate it at all.

2373. How much rent is paid for that land?—From half-a-guinea to about a pound. On the limestone heights there is a red gravel covers the limestone, and that will run from 20s. to 25s.

2374. Is that land titheable or not?—I am calculating it free of tithe.

2375. What would it be titheable?—It would be of very little use; I should have some difficulty in calculating that.

2376. What quantity of wheat per acre would that land bear with bone-dust?—Two quarters and a half.

2377. Without bone-dust?—Without bone-dust, if they got plenty of lime, it would yield about the same quantity.

2378. Is bone-dust cheaper than lime?—It has been cheaper.

2379. It is cheaper to apply bone-dust upon that limestone land than lime, although lime is upon the spot?—Yes.

2380. Is this land generally let upon lease, or from year to year?—I am not aware of a single lease upon the whole extent; about half of it from year to year, and the other half belongs to freeholders, that occupy from 20 to 400 or 500 acres.

2381. Have you observed any change within the last 10 or 20 years with regard to tenants, with respect to their wish to take land upon lease?—I should think it is not possible to find a tenant that would be willing to take a farm on lease in that neighbourhood.

2382. Formerly could you find tenants that were willing to take a farm on lease?—They were very anxious to take farms upon lease.

2383. There is a great change in that respect, is there?—Yes, it is completely turned round; formerly the tenants were very anxious to get leases, and the landlords were not willing to grant them, and now the landlords want to find tenants to take leases, and they cannot get tenants that are willing to take them.

2384. Since when have you observed this change?—From 12 to 15 years since; it has been gradually going on, till now it has come to the final pinch.

2385. What is the cause of this unwillingness to take farms upon lease, when they used to be so anxious for it formerly?—Because farmers were getting money at that time, and if they got a good situation, they liked to make as good a security of it as possible, and now farmers are losing money, and they wish to be able to get clear of that continued loss when they find it convenient to do so.

2386. Do you mean that the landlords cannot get tenants to take leases, even at a reduction of rent of 30 per cent., as compared with the former rents?—I think that a reduction of 30 per cent. would not induce a man to take a lease; I have had several farms to let within the last seven or eight years, and have offered leases, and they refused them.

2387. Was it ever much the custom of that country to grant leases?—No, it was not very frequent.

2388. With respect to those persons that have not been willing to sell their estates, and have struggled on, you state that upon the whole their land is not in much worse cultivation than it was: what is the condition of their farm buildings and their premises; is it as good as it was 10 or 15 years ago?—Those that have had sufficient property to go on have kept things much the same as they were; for instance, I have kept my buildings and my cultivation the same as it was in the best of times, but with the small freeholders everything is going to rack and ruin the same as the poorest tenants.

2389. Taking the case of a man who has not had the advantages you have had, but has had nothing to live upon but his estate, has he been going down in the world?—If he has had his farm clear, if he had no debt, he has not, which was just the case with me; what I mean to say is, that a man clear of debt 15 years since, if he was a careful and industrious man; in general men of that description

have

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have kept the cultivation of the land up to what it was. The difference is, that he has been saving but little instead of saving more, as he would have done if the prices had been higher.

2390. Has he enjoyed as much of the comforts and luxuries of life, or has he been forced to reduce his mode of living?—No, very different; a man with 100 or 150 acres enjoyed himself more 15 years ago than he has done since; he sees that he is not making money so fast as he did, and, therefore, he has brought down all his expenses, and he has brought down his enjoyments. Since I can remember, if there was any fox-hunting, I could have counted 100 or 120 horses out at a hunting, and now I can only count five or six cultivators of the soil of England.

2391. Then those that have kept their head above water have done it by increased exertion, and by a sacrifice of comforts and luxuries?—By a sacrifice of comfort or pleasures that they had usually enjoyed.

2392. What is the present condition of the farm labourer; have his wages fallen much within the last 15 years?—Yes; 15 years since I paid about 3*s.* 6*d.* a day for my labourers' wages, to the best labourer that we had, for a week at a time or a fortnight at a time, and now it is from 2*s.* to 2*s.* 3*d.*

2393. Considering the prices of the articles used by the labourers 15 years ago, when his wages were 3*s.* 6*d.*, and considering the prices of the articles he now uses, compared with his wages reduced to 2*s.* 3*d.*, should you say that his condition was better with the higher wages and higher prices, or with the present wages and the present prices?—His condition was better with the higher wages and higher prices, because at that time every day he had day-work, and now he is frequently out of employ part of his time.

2394. Is the number of those labourers employed considerably less than it used to be?—Yes, considerably.

2395. What is the cause of fewer labourers being employed?—The hedges are worse dressed up, and there is less land-draining going forward, and not half the quantity of lime burnt.

2396. Is it not the fact that on the good stiff land a good crop of wheat cannot be expected unless the land is kept very dry, and that can only be done by keeping the ditches well scoured and the water-furrows open?—Certainly.

2397. Are the ditches as well scoured and are the water-furrows as well made as they used to be upon the stiff clay land?—I have been over several of the farms in the last few years, and instead of the ditches taking off the water they throw it over the land that should be kept dry; they catch the water, and instead of sending it away, many of them are now filled and accumulate water, and send it over the land.

2398. In an ordinary season what should you say would be the difference in the produce of an acre of that land with the water carried off, as compared with land where the water is sent back in that way?—The difference might vary from four bushels, where it was partly taken off, to eight bushels or even twelve bushels where the water accumulated, in extreme cases, such as I have seen.

2399. Would not that make the difference of the rent of the land?—Yes, and more.

2400. With regard to the labourers, upon the whole should you say that their condition was now worse than it was 15 years ago?—Certainly.

2401. First, with regard to their cottages; do they live in cottages?—Yes, chiefly.

2402. Is the state of their cottages as good as it was 15 years ago?—No, there is a great deal more difficulty in getting them repaired; in fact many of them live in their cottages till they partly fall down, and then put them into the landlord's hands.

2403. Do you perceive any difference in the furniture in their cottages?—I cannot say that there is much difference in that; I believe the cottagers' wives would rather suffer any hardship as not have useful, and what they call decent furniture; they pride themselves upon having a nice little furniture.

2404. With regard to their food, do they live as well as they did?—Not quite so well.

2405. Do they eat meat as often as they did?—No, they do not eat meat so much; and when they had the best times they would have had a raisin in their cakes sometimes, and there is nothing of that kind used at present.

2406. Without going back to the war time, what is their condition now, compared

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pared with what it was ten or twelve years ago?—I do not know that there would be much difference between their living now and ten years ago.

2407. Would there be much difference between their comforts now and 10 years ago?—I cannot say that; but they enjoyed themselves very much about the year 1825, and they lived then much better than they did a few years before or since.

2408. Then are the Committee to understand that within the last five or six years no great change has taken place in the condition of the labouring poor?—Within the last five or six years I am not aware of any particular difference.

2409. Are the poor-rates rising in your part of the country?—Not at the present moment.

2410. Since when have they been stationary?—I have an account of the poor-rates where I generally reside; it is a small township, and we are very moderately burthened with poor. Last year it was 68 *l.*; in 1832, 73 *l.*; in 1831, 81 *l.*; in 1830, 80 *l.*; in 1829, 73 *l.*; in 1828, 67 *l.*; in 1827, 70 *l.*; in 1826, 68 *l.*; in 1825, 76 *l.*; but that was in a far less proportion to the price of provisions than the rates were when provisions were lower, and they, the poor, were better off at that time.

2411. Is your township under a select vestry?—No.

2412. Have you any able-bodied men receiving assistance, in addition to their wages, out of the poor-rate?—Not any, except that the surveyor of the highways, when a man has not worked for a length of time, sets him to work upon the highways.

2413. Do you pay any rents out of the poor-rates?—Yes, there are three or four cottage rents, and there are some cottages belonging to the town.

2414. Have you any workhouse in your township?—No.

2415. Then you give relief out of the workhouse to men in their own houses?—Yes.

2416. But, generally speaking, not to able-bodied men?—Not except in case of illness of themselves or their families, and we have never done so.

2417. Is that common to the district which you have been describing, or do you think there are many parishes in which relief is given to able-bodied men?—Except the surveyor setting them to work upon the highways when they can find nothing else to do, it is not common.

2418. Are the highway-rates increasing with you?—No.

2419. Since when have they been stationary?—We have kept them always stationary in the township where I reside for many years past, and, generally speaking, they have not increased, except in places where the roads were in a very bad condition, and they have got other surveyors to put them in good condition, which of course incurred extra expense.

2420. Is the county-rate increasing much?—No, rather on the contrary in Yorkshire generally.

2421. Since when?—I cannot speak positively, but I should suppose about a dozen or fifteen years.

2422. What is the population of the township you have spoken of?—About 400.

2423. How many acres are there in the township?—About 6,000 acres, as near as I can say.

2424. What does the land average in your township?—There are near 2,000 acres which would average about 20 *s.* an acre, and the other would average about 1 *s.* an acre; it is only moor-land.

2425. Speaking of the employment of the labourers in the large district you have spoken of, is there any manufacture in that district, or is it purely agricultural?—It is purely agricultural.

2426. You have stated that the labourers are not generally employed?—At this time of year they are.

2427. Supposing they receive 2 *s.* 3 *d.*, with constant employment, would they be as well off as they were 10 years ago?—If they were generally employed I should think they would.

2428. With regard to the limestone land you have spoken of, do you think it is better or worse farmed at present than it was 10 years ago, and that it produces more or less than it did then?—That which is in the hands of freeholders who are in good circumstances I think produces as much; but where the freeholders are in debt, or where it is in the hands of tenants, I think it produces less.

2429. Where it is in the hands of tenants of good capital and holding large farms, do you think it is in a better or worse state?—In a worse state.

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2430. Do you know whether the sale of bones in that neighbourhood has increased since 1826 and 1827, or has decreased?—They have not been used in that neighbourhood for more than seven or eight years, and I think they have increased rather than otherwise. There has been a falling off the last few years, but there is more sold now than there was six years since, because people were not acquainted with their value six years ago.

2431. Do you think that there is a greater quantity of stock kept on the farms now than formerly, or not?—No, less than there was 10 years ago.

2432. Can you use any sort of lime for manure upon this land, or is not it lime from some particular places that you prefer?—It is the oolite limestone, all the way round from Scarborough by Helmsley to Malton, except at or near Kirkdale: it is hard stone.

2433. Would not the circumstance of the people putting lime upon the land rather be a proof of their being in good circumstances?—Certainly; because it would return them a profit.

2434. Then you do not think that the lime would tend to exhaust the land?—Not anywhere in that neighbourhood; I should consider lime rather an exhauster of land in some cases, but in that land the lime is soon converted to manure, and if we lime the land we get more straw and more corn, and the year after we have more manure.

2435. If you were to put lime upon land for four years successively, without putting any other manure, would not that exhaust the land more than if you put no lime at all?—Certainly, if we take the produce away from that field.

2436. Was such a thing as that ever done?—I have known an uncle of mine who had two years together four chaldron of lime for an acre, and the field was entirely exhausted, and it was worse for 10 years; but the reason was that the produce was taken away, and the manure was not carried back.

2437. You say that the land was not so well stocked as it was formerly; if it was as well stocked would it carry as much stock?—In the hands of a freeholder that had plenty of money it would do so, but in the hands of a poorer freeholder, or in the hands of a tenant, it would not.

2438. You say that a great many of the small proprietors have sold those estates lately; were many of those estates mortgaged?—Some proportion of them, to the amount of about half their value.

2439. Do you think that generally there are fewer properties in that neighbourhood than there were five years ago; have many properties been sold and taken into large properties?—The number of small freeholders has lessened considerably; they have been regularly lessening for 10 years.

2440. And they are fewer than they were 15 years ago?—Yes, they are.

2441. You say that the poor people are not so well off as they were in the highest times; cannot they buy a great many more things than they could then?—No, not so many.

2442. Do not they use fustian for their clothing?—Yes; they cannot afford to wear their own native wool.

2443. But they wear a great deal of fustian, which is cheaper than woollen cloth by half?—Yes, they do.

2444. Do not they wear cotton shirts?—A great many of them do.

2445. Are not those very much cheaper than they were?—Yes.

2446. And the cotton gowns for their wives, are they not much cheaper?—Yes, they are.

2447. What stockings do they wear?—Woollen or worsted, but chiefly worsted.

2448. Are not they cheaper?—They are; but those things are rather a loss to the labourer, because the wives used to spin the stockings and the shirts, and now, instead of doing that, they are doing nothing.

2449. How is it with regard to shoes?—They are about 6 *d.* a pair cheaper.

2450. What is the general impression of the people among themselves; are they glad to hear of corn rising in the market, or not?—The impression among the labouring people in the North Riding generally is, that they consider the high price of farming produce to be as much their benefit as it is of the farmers themselves.

2451. You think that when the people in your village return from market, and their neighbours meet them, and ask them what the prices have been, it is in the hope of hearing that prices are higher, and not lower?—Yes; the labourer would say, if things were high, he would directly think he could choose his master, and have

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have every day a day-work ; and if they were low, he would have to seek his day-work, and perhaps not find any. Mr. Robert Merry.

2452. Do not you ever hear the labourers say that they were better off when prices were higher?—Constantly ; and both their words and their countenance show that they are as anxious to hear of a rise of prices as the farmer himself.

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2453. Are the cotton shirts and fustian jackets better as well as cheaper than they were?—They are far worse.

2454. Why do they buy them ; cannot they reach the price of what they used to wear?—No, not the price of linen.

2455. You say that the labourer, if he had full employment, would be better off with his 2 s. 3 d. than in former times when he got occasionally 3 s. 6 d. ; could wages have fallen from 3 s. 6 d. to 2 s. 3 d., if the quantity of employment had kept up?—I think it could not.

2456. You say that there is a less stock of cattle on many of those farms ; is the stock of corn in the hand of the farmer and the cultivator of land as great as it used to be in former times, 10 or 15 years ago?—No, not nearly so great.

2457. What is that occasioned by?—His necessity for money.

2458. You have said that you do not see as many farmers' horses at a fox-hunting as you used to do ; in the market towns do the farmers spend as much money as they used to do?—No ; since I can remember they used to be found there at the farmers' bed-time, but now they are generally out of the market town before sunset.

2459. Do the wives and families lay out as much money in the market towns as they used to do?—I should think not near so much.

2460. Does that affect the trade of the shopkeepers?—Most seriously.

2461. Have you ever heard that said by them?—I have.

2462. Can you state any particular instance?—A shopkeeper that I inquired of some years since, about 1814, was selling goods to the amount of about 6,000 l. a year for several years together ; in 1815 things came down a little, and he sold about 5,000 l. worth ; in 1817, 1818 and 1819, he sold rather better than 6,000 l. worth ; in 1820 about 5,000 l. worth ; in 1821 about 4,000 l. worth ; in 1822 and 1823 about 3,000 l., and a little more than half of it paid for at Christmas. He is a person of property, and in the habit of giving credit. In 1824 he sold about 4,000 l. worth ; in 1825 about 5,000 l. worth, and had his bills paid up nearly as it used to be before the depreciation. Since then his average has been about 3,000 l. worth ; and because he had such heavy debts in his book, on all his payments he gives a discount of five per cent. till within this last three months. Those that were taken on credit, he counted at about six months, and he allowed five per cent. discount for cash payment, and still he cannot get paid up so well as he did at one part of his time.

2463. Do you know that shopkeeper well?—Yes ; I see him nearly once a week.

2464. Has he told you whether the quantity he sells now is much less than the quantity he sold in 1814?—Yes ; he sells a greater proportion of goods than the amount I have given in late years bears to the greater sum in former years, because prices have fallen, but still he sells considerably less than he did ; the prices have not fallen so much as the amount of the money has fallen.

2465. Does he tell you that he did not sell so much?—Yes.

2466. Are there more competitors?—No, not in that town ; and he has full as extensive a trade, and rather more trade than he had in proportion to the others ; there is no more competition than there was formerly ; he has rather increased his proportion of the trade.

2467. How do you account for his having a more extensive trade, and yet selling a less quantity?—He has more customers ; his trade is more extensive as compared with other shops than it was ; not more extensive as compared with his own.

2468. Do you mean to say that he has not sold as many yards of cloth, for example?—Yes.

2469. What is his trade?—A mercer ; he sells cloth and groceries.

2470. Do you think the ironmongers' shops have experienced a similar falling off?—I am not particularly acquainted with ironmongers' shops, but should think they have in farming districts.

2471. What do you think this change has been occasioned by?—There is less money stirring.

2472. And therefore the farmer gets less and he lays out less?—Yes, certainly.

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2473. What makes you think the cause has arisen from there being less money ; had the 1 l. notes anything to do with it, do you think ?—Yes, a good deal to do with it, I think.

2474. How do the bankers in your district deal with the farmers ?—The farmers used to keep a little money with them, but not to any great amount, but of late years the farmers have not had a great deal of dealing with the banks ; they have had to borrow more of the banks than they did.

2475. Do you know whether the banker lends them as freely as he used to do ?—No ; that operates in a most serious way upon us : when the banker had the use of the 1 l. notes, if a dealer in cattle or sheep could show to his banker that he had 200 l. or 300 l. of his own money at his disposal, any banker was willing to let him have 200 l. or 300 l. or 400 l., or more than that if he was a steady man, but now they cannot do that, they cannot get it ; and although a cattle-dealer can show he is worth a few hundred pounds, the banker will hardly advance him a shilling.

2476. Have not there been some great failures among cattle-dealers ?—There have ; but that is not a reason for their not lending money to a man, when they see that he really has property. 'The bankers' notes used to stop out two or three months ; but now, if they give them 5 l. notes, they calculate that they will return in a few weeks.

2477. Has cattle-dealing been a good trade in the last five or ten years ?—It never was a good trade since I can remember, but it has been worse lately ; there have been several failures in our neighbourhood.

2478. Is the trade of corn carried on to as great an extent as it used to be in your neighbourhood ?—So far as the quantity of corn goes it is, but there is not the same spirit.

2479. Do you happen to know whether they keep as great stocks in their hands as they used to do formerly ?—No, very different ; they used to speculate formerly. In the war time we carried all our corn to Whitby, and for the last 12 years I have delivered the whole of my corn at Malton ; and the corn-factors are a very different sort of men from what they were then. At that time they were great men, and they had 1,000 or 2,000 quarters of corn in their hands ; now, as soon as they get as much as will load a keel to Leeds or Wakefield, they go directly and sell it, and bring the bills back, and get them discounted at the bank.

2480. Are they a poorer set of men than they used to be ?—Not so rich ; the great men were broken up at Malton.

2481. Are the millers rich in your part of the country ?—No.

2482. Do you remember whether they were ever in a better condition than they are now ?—I am not acquainted with the profits of millers ; but many of them went off in about 1821 or 1822. Corn was at a less price in 1819 or 1820 than it had been ; and they not only filled the mills, but got chambers in any man's house they could ; and when it came down in 1821 and 1822, there was a great change in the millers, and they never durst speculate since that time. Many of the old millers have gone off, and the present set of millers have never done it, partly because they began with less property than the others had, and partly because they were frightened at speculation.

2483. Then all the persons connected with the farming trade, the miller, the farmer, and the corn-dealer are getting poorer ?—Yes.

2484. When did the bankers cease to be willing to give accommodation to the farmers ?—I cannot say that it has entirely ceased at the present moment ; but in 1821 or 1822, I do not think any farmer could have borrowed a shilling in any of our banks at that time, even upon the best security. It was put a complete stop to for a year or two at that time.

2485. Are you aware when the one-pound notes were put an end to ?—No, not exactly.

2486. Were not there one-pound notes later than 1821 or 1822 ?—Yes ; but it was the difficulty that the farmers were in that stopped them from getting accommodation from the banks.

2487. Looking at the last 15 years, and the 15 years previous to that, what has been the difference in the rate of profit that the farmer has made ?—Farmers always calculated upon a profit up to 1815, and they have been all suffering loss since then, so that it is not a difference in the rate of profit, but a difference between profit and loss. Up to the year 1815 the farmers were making a profit and saving money, and since that they have been generally losing part of their capital.

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2488. Do not you think that circumstance would explain the reason why the bankers will not now lend to the farmers?—That was the chief reason in 1821 and 1822, or 1823; but at present the cause is, because if they lend their bills the people in business call for the money in cash directly.

2489. Then you do not think it is for want of money that the bankers do not lend it, but because they are afraid that the farmer's profit will not allow him to repay it?—It is because the bankers cannot make a profit by it when they have to repay it in sovereigns in the course of a month or six weeks, by reason of their not being permitted the use of one-pound notes.

2490. Did the farmers find the same difficulty in getting accommodation in 1824 or 1825, as in 1820 and 1821?—No; a farmer could have had any accommodation in 1825 that he liked.

2491. But there has been the same difficulty the last two or three years that there was in 1821 and 1822?—Yes, but from a different cause. In 1821 and 1822 the difficulty arose from this, that they did not think they could trust the farmer; they did not think any security he could produce was sufficient security. Now the cause of the difficulty is, that there is not a profit in lending to the farmer, because if they lend a farmer 200*l.* in five-pound notes, that has to be paid directly in cash in the course of five or six weeks.

2492. In fact, five-pound notes will not stay out without one-pound notes, but they return to the banker on Saturday night to take cash out?—Yes.

2493. Do not the bankers lend money a good deal in the shape of bills which they discount?—Not in our neighbourhood at all.

2494. Can you state the wages which the farmer paid to the waggoner, the ploughboy, and the foreman, 15 years ago?—About 15 years ago, the wages of a common foreman were about from 20 *l.* to 25 *l.* or 30 *l.*, and in some cases 35 *l.*

2495. What are they now?—About 16 *l.* or 17 *l.*

2496. What were the wages of a waggoner about 15 years ago?—About 18 *l.*

2497. What are they now?—From 10 *l.* or 11 *l.* to 8 *l.*

2498. What were the wages of the ploughboy about 15 years ago?—£.12 or 13 *l.*; they are now 6 *l.* or 7 *l.*

2499. All those people live in the farm-house; therefore the price of food is of no great consequence to them?—Yes, they all live in the farm-house.

2500. How are those people hired?—Chiefly on May-day, at the north part of the Riding, and in other parts of the county at Martinmas.

2501. Do you remember the hiring days about 15 years ago?—Yes.

2502. Can you state what difference there is in the appearance and conduct of the parties hired on those days at the present time, as compared with the period 15 years ago?—About 15 years since, there was a good deal of quickness amongst the masters in finding servants with characters, and so on; and the servant lads at that time, instead of being in a hurry to get hired, were taking their ale by the fireside, and in no hurry to show themselves in the market, and the master was looking very quick to find lads of good character that he could depend upon. But at the present moment, those men, instead of stopping to get their ale and warm themselves over the fire in Martinmas time, they are going into the market starving, and there they cannot find a master at all; and many masters will not hire a servant at that time, for fear of their getting a settlement in the parish.

2503. Can you state what proportion of farmers' servants remain unemployed at the present time at Martinmas?—I think not quite half of them are hired now.

2504. Generally speaking, were the whole of them hired about 15 years ago?—If I had missed the hiring time 15 years ago I should have thought that I could not find anybody that I could trust.

2505. You have been asked whether the labourers like best their former situation or their present situation; with reference to the rate of wages and the prices of articles, did you ever hear any labourers say that they were never so well off as when wheat was a guinea a bushel?—I cannot say that I have heard them say a guinea a bushel; but their own expression in Yorkshire is that they could live like fighting cocks if they could keep it at 9 *s.* or 10 *s.*

2506. Is the capital of the tenants very much diminished at present?—Most seriously.

2507. Can you at all state in what proportion?—I dare not say in what proportion, but I dare say that since I can remember the tenants were money-lenders to a considerable amount; and now I am nearly positive that the tenants in general could not stock the land even if they were to help one another.

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2508. If the tenants in your district were sold up now, do you think that many of them would be solvent?—I dare not say that; I am persuaded that many of them would not, but I do not know the proportion.

2509. As you are acquainted with the apothecaries and the doctors in your neighbourhood, can you say whether they get their bills paid as well as they used to do?—They say that they now get next to nothing. I know a physician who formerly practised for 10 or 15 years as a surgeon, and got a great deal of money, and he says now that he gives people medicine for nothing; he says that half of his customers when ill do without sending for him, (I am using his own words,) and many of the others give him nothing; I have been told by other medical men that it is much the same in all agricultural districts.

2510. Are not the number of doctors much increased?—This doctor lives in Pickering; and there were three doctors there when I was a child, and there are three now.

2511. Is it not the fact that in every village now there is a doctor?—It is not the case in our neighbourhood.

2512. Do you think that any reduction in the rent would make the farmers as prosperous as they used to be?—Certainly, if the land was brought down to nothing the tenants might live as well as they used to do, but that would operate seriously against the freeholders.

2513. Do you think that all the land in your district would bear a rent at a lower corn price than the present?—A great part of it, if we were not to have a higher corn price than we have at present, would be thrown out of cultivation.

2514. Do you think that the circumstance of so many farmers being thrown out of cultivation would tend to increase the comforts of those that remain on their farms?—Completely the contrary.

2515. Are there any clay lands in your district?—In the Vale of Pickering it is a mixture of clay from one end to the other.

2516. Do you think that the land in the neighbourhood of Barugh could be cultivated, wheat being at the price of 50 s.?—There is very good land about Barugh; but there are many poor clays in the neighbourhood that would not be cultivated.

2517. What do those clays produce that would not pay for cultivation at 50 s.?—Wheat and beans.

2518. How much wheat?—About two quarters and a half, and they used to average about four quarters; they are falling off far more than the lighter soils.

2519. Have you ever valued in any other part of England besides Yorkshire?—I have valued in every quarter in Yorkshire, and in Herefordshire and in Worcestershire.

2520. Do you know any instance of tenants going out of Yorkshire into Herefordshire, and being offered leases and refusing them?—Yes; in Herefordshire I valued an estate (they place confidence in me to value them), and I offered them leases at the time of their going, and they durst not venture to take them; and since then I have again offered them leases, and they refused.

2521. You say that bone-dust was not known in your district till about seven or eight years ago, and that there was more of it laid upon the land about three or four years ago than there was seven years ago; is there more of it laid on now than there was three years ago?—There is where the tenants have sufficient property, but the poorer classes of the farmers are getting less.

2522. Do you know how much less bone-dust is sold at Malton now than there was three years since?—I do not think there is much less, because the value of bone-dust is better seen now, and people are more anxious to have it now than they were a few years since, and that under ordinary circumstances would have increased the quantity used; but the men wanting to buy it being poorer, that operates to make it less.

2523. What is the greatest reduction of rent you have known in any instance in your district?—I know several farms let and leases offered now at half the rent that they were at; but I know an estate where I allowed the tenants 20 per cent. some years since, when I expected that they would go on at that; since that they have been lowered 20 per cent. again, and they are now threatening me to give up the farm next Michaelmas, unless a great reduction is made.

2524. Has there been much emigration from your district?—Yes; there is not a township, or hardly a family, but what have some of the inhabitants and some of their relations gone to America, both labourers and farmers.

2525. Do you know any instance of a country parish where many of the houses have

have become untenanted?—In every parish there are houses untenanted. I know one parish, containing about 10,000 acres, which I valued for the parish rates, and I fell in with 11 cottages altogether empty, and a great many other cottages in the township also empty.

2526. Can you state the prices of bone-dust since 1828?—In 1828 it was about 16s. a quarter, and it has been about the same price for five years; it got up a little last year, to about 17s.; and now they are wanting about 19s. a quarter ready money, 20s. if credit be given for four months.

2527. Are the Committee to understand, from the fact of emigration being general in your district, and houses being unoccupied in every parish, that the population has diminished?—Yes, in the agricultural parishes. I think there is not a township but has fewer inhabitants than it had 15 years since; there are empty houses in every township where there used not to be an empty house.

2528. Was there an account of the population made out in 1831?—Yes.

2529. Had it increased or diminished as compared with 10 years before?—It had diminished some 15 or 20 in the township where I reside; that was the case in every township, but in our township less than in our townships in general.

2530. You stated that you had inherited your freehold?—Part of it.

2531. Are there many of those old freeholds which have been inherited from father to son still left?—In the particular township that I live in there are two or three fresh men come in; but we are all freeholders, except a few tenants of little pieces, that some of the freeholders let off.

2532. Among the old hereditary freeholders are many of them still holding on, or are many of them gone?—A great many of them are gone, not in the township where I reside, but in the district around.

2533. Speaking of the different dales in the district around you?—They are nearly all ancient freeholders there, and I should think there are a seventh of them gone out.

2534. Since when have they begun to go out?—Since the war; it did not begin directly after the war, but within a few years after the war. In former years, when a freehold was sold, there was another freeholder at hand to purchase the property; but now they have to get a purchaser from Stockton or from Whitby, or some other trading place.

2535. You said that the corn-factors at Malton speculated very heavily in 1821; did they receive great accommodation from the banks?—Yes.

2536. And yet they were ruined?—Yes.

2537. Do not you think that that capital so advanced to them tempted them to engage in those large speculations which terminated so disastrously?—I should think so.

2538. Then as relates to the corn-factors, this easy credit was not advantageous, in your opinion?—Not at that time, but I should think it would be advantageous generally.

2539. Do you think that fictitious credit upon imperfect security, which must have the operation of raising prices, is favourable to consumers and to the great body of the public?—I cannot say.

2540. You say that 1821 and 1822 was the period when farmers had most difficulty in obtaining accommodation; comparing the last two or three years with 1820, 1821 and 1822, has the farmer greater facility in obtaining accommodation now than he had then?—Yes, because he may with good security now obtain accommodation; then he could not obtain it on any terms.

2541. To what extent have wages fallen within the last 10 years?—I cannot state.

2542. Within the last five or six years?—About 2*l.* or 3*l.*; a man that gets 12*l.* now would be getting 15*l.* five or six years since.

2543. Fifteen years ago, when they were getting 15*l.*, were there many of them wishing to be hired that could not find masters?—No; but one reason for the great falling-off there has been at the general hirings within the last 10 or 15 years is on account of the parish rates. Some of the masters have been looking more narrowly at the poor's-rates, and they have refused to hire yearly labourers, to prevent their getting settlements in the different parishes; and now, instead of hiring for the year from Martinmas to Martinmas, they will not hire till a few days after Martinmas.

2544. If half the labourers who wish to hire are unable to hire, how is it that labourers'

Mr. Robert Merry. labourers' wages have not fallen more?—Because they are expecting that they shall be hired in a fortnight or three weeks, or a month or five weeks afterwards.

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2545. Are there as many labourers employed in the winter as there used to be?—Nothing like it.

2546. Do you think that all this labour which now goes unemployed, could be employed if there were better prices?—Certainly; labourers would get employment if the prices were raised. Every piece of land wants more labour upon it, and many things want to be done upon farms which are not done.

2547. Do you think there would be so much emigration if there was a better price for corn?—No; I think we should have to fetch some of the labourers back from America.

2548. What do you think would be the best means of bringing things back to as prosperous a state as they were in formerly?—A rise of prices.

2549. Do you think, if prices had kept up in 1821 and 1822, those corn-factors at Malton would have been ruined?—The corn-factors always blamed an Order in Council: at a time when we had plenty of English-grown wheat in England, they let loose a quantity of foreign corn, and after that we had extraordinary crops for two or three years. That was the corn-factors' account, both to their creditors and to everybody that they have seen since; their expression was, that they were completely robbed by that Order in Council.

2550. You stated that the strong lands are worse cultivated than the dry lands; how do you account for that?—Because we have had the additional benefit by the bone-dust, which has made a great improvement in our land.

2551. Have not the seasons of late years been very much against strong lands; has not there been a want of frost in the winter, and very wet summers?—The clay soils, for the last three years, have been deficient in crops; but for three years before that we had extraordinary crops on the clay soils.

2552. What is the character of the farmers that have emigrated from your country?—They were small freeholders that were in debt and compelled to sell the land, and they went away, saying that if they stopped here there was nothing but poverty for them; and they got away with the remainder of their property, under the fear of losing the whole; and also some of the farmers that were losing money went away. The labourers that have emigrated have been in general the best of the labourers that we had, saying that they were going to be ruined if they remained here; a labourer that had got his wife and child, and saved his 20 *l.* or 30 *l.* in service, got off before his money was gone. And then among the labourers that emigrated there was another proportion that had got further than that; the whole of their money was gone, and they were sent away in many cases at the expense of the parishes; I have lent money myself to a parish to pay for the labourers' emigration.

2553. You have stated that great losses have taken place in your neighbourhood, within your own observation; can you state who has gained what has been lost?—I do not know; they do not live in our neighbourhood, or are agriculturists; I should suppose the fundholders, money-lenders, merchants and annuitants.

2554. You have stated that the money for the purchase of the land which has been sold came from Whitby, from Stockton, and several trading towns; are not you disposed to infer that some of the money which has been lost must have gone to those places, from whence it came back in the manner you have described?—I do not know whether it went there or not; I can tell where the tenants' money has gone to: the tenants' money was lent amongst the freeholders; the freeholders have been obliged to sell their land and pay it back. There are a few townships in the west end of the Vale of Pickering and in the neighbourhood of Helmsley where there were many borrowers, and the money-lenders were the tenants; the little freeholders that borrowed that money were compelled to pay it, and that caused them to sell the land, and it has gone to the tenant to pay the rent with, and that has enabled the tenants to go on as they have done.

2555. Where has the money gone; has it gone to the landlords, do you think?—The smaller landlords in our neighbourhood are in as much difficulty nearly as the tenants and the little freeholders; the money went to the landlords in the first instance of course, but I cannot tell what they did with their money, but I know that several of them cannot afford to live in their own houses.

2556. You

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2556. You say that you valued an estate in Herefordshire; how long ago was that?—Six years. Mr. Robert Merry.

2557. Have you any knowledge since of Herefordshire?—I have been there twice since. 22 May 1833.

2558. Is the land there like your own district?—No; it is strong land generally.

2559. Do the people there prosper better than you do in Yorkshire?—They generally manage the land far worse than we do in Yorkshire.

2560. Can you state whether they are better off or worse off than they were 15 years ago?—No, I cannot.

2561. Are there many instances in which gentlemen in your neighbourhood cannot afford to live in their own houses?—Yes, many instances of it. Within the square I have pointed out there are half-a-dozen or more gentlemen that used to be country squires with their 800 *l.* or 2,000 *l.* a year, where if a farmer went he always got a little ale to drink, but if he goes now there is an old woman keeping the house and the paper falling off the walls.

2562. Upon the whole, though the money went from the tenants in the first instance to the landlords, you do not think it has remained with the landlords?—No, they could not keep it.

2563. You say that no land has gone out of cultivation in your district; have they adopted a different course of husbandry?—No.

2564. Is there as much corn grown as there was?—Yes, as many acres, but the produce is less, from worse management.

2565. Have the general taxes in your country decreased in the same proportion as the price of produce?—The direct taxes upon a farm are so trifling that they are hardly looked at.

2566. Have not most of the articles bought in the shops by the farmers fallen in proportion to the price of agricultural produce?—I cannot say whether they have altogether, but some of them have fallen in a less proportion; others may have fallen in a greater proportion.

2567. You have stated that the rents have fallen 30 per cent.; have not those articles fallen 30 per cent.?—Some of them have.

2568. Has beer fallen 30 per cent.?—The price of beer has not fallen at all in our neighbourhood.

2569. Has tea fallen 30 per cent.?—Both labourers and farmers are in the habit of paying the same price that they used to do.

2570. Is malt at the same price that it was?—There are no farmers that brew now in our country, and I do not know the price of malt.

Jovis, 30th die Maii, 1833.

THE RIGHT HON. SIR JAMES GRAHAM, BART.

IN THE CHAIR.

Mr. Thomas Oliver, called in; and Examined.

2571. WHERE do you reside?—At Loch End, in Mid Lothian.

Mr. Thomas Oliver.

2572. What is your occupation?—My principal occupation has been that of a farmer for 25 years; but for the last eight or ten years I have been employed in valuing land a good deal as well as farming. 30 May 1833.

2573. Have you ceased to be a rent payer to any considerable extent?—No, I still pay very high rent; I pay upwards of 2,000 *l.* a year of rent.

2574. Occupying under a landlord?—Occupying under Lord Moray, in Mid Lothian, and Mr. Hogg, of New Liston, in West Lothian.

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2575. Have

Mr. Thomas Oliver. 2575. Have you been trained to farming from your earliest youth?—Yes, all my life.

30 May 1833. 2576. How long have you been employed as a land valuer?—From eight to ten years I think.

2577. With what counties in Scotland are you more particularly conversant?—With the three Lothians, Mid, East and West; Perthshire, Fifeshire, Stirlingshire, Lanarkshire, Dumfries-shire, Peebleshire and Roxburghshire; I have not done much business in Berwickshire, but I have been in it frequently.

2578. In the course of your business, have you had occasion to visit those counties periodically for the purpose of inspecting the agriculture in particular districts?—Some of them I have visited periodically on business, and others periodically for the purpose of seeing the state of agriculture.

2579. Speaking of those counties generally, for how many years consecutively have you visited them for the purpose of agricultural inspection?—I have visited some, not all of them, for upwards of 20 years.

2580. Particularize those to which you can speak for the last 20 years?—East Lothian, Perthshire, Fifeshire, Mid Lothian, West Lothian, Roxburghshire and Berwickshire.

2581. In the counties you have just enumerated there is land of every quality, varying from the best to the worst under the plough?—There is.

2582. Beginning your comparison from 20 years ago with the present time, will you state to the Committee whether, in your opinion, the land of the different qualities, from the best to the worst, has increased in productiveness, has diminished, or is stationary?—I would say, upon the whole, that the lands of Scotland I have known for the last 20 years have improved rather than gone back.

2583. Of all qualities?—Yes.

2584. Bring down your comparison to a more recent period, within the last six years?—I think within the last six years agriculture has not retrograded in Scotland; certainly it may in some particular districts where cultivation had been carried too far during the high prices of the war, but I think not to any extent where land ought to be cultivated on ordinary prices.

2585. Has any considerable tract of land of the lowest quality been thrown out of cultivation within the last six years?—I think not, unless where people rashly broke up land during the high prices, and that only to a small extent.

2586. Has any old hay-land, to any extent, been broken up for the first time within the last six years?—I think there has; it was land tolerably good in quality; the tenantry in general have broken it up, cropped it and laid it down to grass again.

2587. What was the reason of their breaking it up?—They thought it would be more profitable to get a crop of corn to have the land dressed and limed and cleaned, so as that it would produce better grass afterwards.

2588. Is that more profitable to the tenant than to the landlord, in your opinion?—I think it is more profitable to them both.

2589. You use the expression rashly broken up; has there been any land rashly broken up?—Yes, I think during the war; none of late.

2590. The land of Scotland generally is let on lease, is it not?—Almost all, without any exception worth noticing.

2591. Have you perceived any difference within the last 20 years in that respect, as relates to the willingness of the tenants to take land on lease?—None; I do not think the tenants in Scotland, or at least any number of them worth mentioning, would take a farm without a lease if one was to be got.

2592. Up to the present time, and without variation, the desire to take land on lease has remained unabated?—Yes; I think no tenant of skill would take a farm without a lease, except at a much lower rent. If the question is whether there is less demand for land, I think there has been less. Within the last few years there was in East Lothian a difficulty of letting land, and a depression of rent was the consequence; but, generally speaking, land might be always let.

2593. The desire to take land is accompanied by a desire to take a lease?—Always.

2594. On what terms are those leases for; fixed money payments or for corn-rents?—Formerly, I should say about 15 years ago, there was nothing known but fixed

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fixed money-rents: since that period lands have been let in very various ways, some at rents wholly in grain, convertible at the fiars prices of the county. *Mr. Thomas Oliver.*

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2595. When you mention the fiars prices, will you explain to the Committee what you mean by that expression?—The sheriff of each county in Scotland is bound to summon a jury once a year, generally in March, who examine on oath any number of witnesses, such as farmers, corn-dealers, brewers, and those generally who buy and sell corn, as to the prices at which they have bought or sold corn or meal, between a certain day in November and the day of striking the fiars in the month of March following, excluding all corn bought or sold for seed. According to the evidence thus obtained the jury fix the price of the best, second and third quality of each description of corn.

2596. Corn-rents, of which you are speaking, are referrible to the fiar price so ascertained?—Yes; and according to the quality of the land the tenant stipulates for the first, second or third fiars. If the land is of inferior quality, he stipulates for the second fiars; and if the land is very fine, the first fiars are generally given.

2597. The first fiar is the grain of the best quality and the greatest weight?—Yes, the average of the highest priced grain.

2598. The second fiar is the next in the scale?—Yes; and the third is of a still lower quality. In some counties they have but one, but they generally have three prices.

2599. Is each fiar applied to each particular county, or is there a general average struck throughout the country?—For each county; and it would be a great improvement were they to fix the price of all other descriptions of farm produce in the same way as they do that of corn, which could be done with very little additional trouble or expense. I also think it would be a great improvement were the jury to determine annually the average price of the different sorts of agricultural labour.

2600. Do you observe a growing disposition on the part of tenants seeking a farm who are desirous of a lease to have a corn-rent in lieu of a fixed money-rent?—Yes, the desire is much more general than it was; there certainly was a dislike 15 years ago to a corn-rent; now, however, scarcely any prudent tenant in the corn-growing districts would take land readily without reference to the price of grain.

2601. Fifteen years ago leases were generally at a fixed money payment?—Yes.

2602. Are the Committee to understand that the change has been introduced, and is there a progress in the substitution of corn for money-rent?—Yes, sometimes half money and half corn are taken, but very often the rent consists wholly of so many bushels of wheat, or so many bushels of oats or barley, per acre, converted in the manner I have mentioned; and sometimes the prices of three or four preceding years are taken with that of the current year, the average of which forms the rate of conversion for the current year. The following year's rent is ascertained by throwing out the first year or the last, and substituting the price of the current year. In general, however, they are converted by the prices of the year in which the rent is payable.

2603. What is the general term of a lease in Scotland?—Nineteen years is the general term.

2604. As the old 19 years' leases have fallen out in East Lothian, and the tenants have renewed, have you seen a very strong disposition, generally speaking, to renew for a corn-rent in lieu of a fixed money-rent?—Of late years the disposition has been very strong.

2605. Have the tenants generally succeeded in obtaining that change?—They have generally succeeded in obtaining half the rent at least in that way.

2606. What has been the disposition of the landlords?—I think the landlords have been in general very well disposed to meet the tenants' views; I know some of them many years ago changed their money-rents to corn-rents, and the tenants have kept up their cultivation; and though they have not made large profits they have not lost their capital.

2607. Have you had an opportunity of contrasting the situation of tenants who eight or ten years ago entered into engagements for corn-rents with that of tenants who have entered into engagements for money payments in the same district?—Yes.

2608. What is the situation of both?—I think those who pay a corn-rent are generally

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generally able to meet their engagements, though the profits have been small ; but the other class is generally in embarrassed circumstances, and in considerable arrear of rent. I think that is the relative position of the two parties.

2609. Have you known many failures of tenants of 19 years' leases at fixed payments?—Yes; and there would have been more but that the landlords of Scotland gave small abatements of the money-rents, or converted them into corn-rents in part or in whole. There is scarcely an instance of a landlord in Scotland not abating his rent within the last 15 years.

2610. What has been the average of that reduction, in your opinion?—It has depended very much upon the average price of corn where it applied to a corn-rent. The abatement may have been in that case from 20 to 25 per cent. Where it applies to a money-rent, very few landlords have given an abatement to that extent. There have been occasional abatements of 10 per cent. or more, and many have taken payments to account, allowing arrears to accumulate; in those cases the tenants are entirely at the mercy of the landlords, and may be ejected at any time.

2611. Would they be in general insolvent?—A great many would, in my opinion.

2612. Are there many tenants so situate?—I think that there is a considerable number.

2613. With reference to the tenants occupying land under recent engagements for corn-rents, what is the state of cultivation on their farms; is it good?—In general it is very good.

2614. Do they employ as much labour upon them as they did, speaking of those who are paying corn-rents?—On land of the highest fertility, on the second degree, there is as much labour bestowed as ever there was, but since the price of corn fell to near what it is at present, the light and inferior soils will not pay for so much labour. Instead of following what is called the alternate husbandry with such lands, that is, to have a white or corn crop and a green crop alternately, they allow the land to remain in grass for two or three years, according to the quality of the soil, by which its fertility is increased for the production of corn when it is again ploughed up, and the expense of cultivating a certain extent of ground is by this mode diminished.

2615. Do they take two corn crops running?—On such land one only, and then a crop of turnips, perhaps a crop of barley next, and sow it down to grass again, and let it lie two or three years: after which, instead of having 30 or 36 bushels of oats and barley, as they would have if they cropped it every alternate year, they have by these means 40, 46 or even 48 bushels per acre.

2616. Of what acre do you speak?—I speak of the Scotch acre.

2617. What is the proportion of the Scotch to the English?—About a fourth part larger; you come very near by deducting one-fifth from the Scotch acre.

2618. You speak of what you call poor land?—That is what would be called poor land in England.

2619. The Committee are to understand that on land of the first and second quality, where the tenant pays a corn-rent, the cultivator has as great a produce as he formerly had, but where the land is of inferior quality, the mode of cultivating is not so expensive, and its produce not so large?—On lands of the first and second quality, so let, the cultivation is as good as at any former period and the produce as large. Upon the inferior lands the produce of each acre is as large; but a smaller proportion of the farm is under corn crops annually. In this way the labour is not so expensive; at the same time, I conceive the land is better farmed, and more profitably, since the fall of prices.

2620. Leaving the tenant paying a corn-rent, and adverting to the tenant paying a fixed rent, either under the habits you describe or under the other system of payments received on account from him, with a debt accumulating, what is the cultivation of his land, and the produce of his land, as compared with former periods?—It varies considerably. In the case of a tenant who has only a small arrear, and the prospect of making out his lease without losing his capital, he is going on perhaps cultivating as well as ever; he gets assistance from the banks and his friends; but when the arrear is very large, and his credit has become doubtful, of course his land is worse cultivated, because he has not the means of doing it justice; still, with all those disadvantages, I consider the lands, on the whole, well cultivated. The landlords of Scotland generally have stopped short of that point in

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drawing rents which obliges the tenantry to reduce the condition of their farms much.

2621. They have not exacted, according to the letter of the engagement, such rent as would disable the tenant from cultivating his land pretty nearly as well as heretofore?—Pretty generally that has been the case. When the landlord and tenant cannot agree about the abatement necessary, the tenant, in most cases, is allowed to quit the farm; an alternative he seldom, if ever, prefers, except when he feels assured that by remaining his capital would be diminished, if not lost. In this case, the farm is let to another person, and the landlord thus ascertains the value of it in the market. The new tenant brings a fresh capital; and should he have taken the farm too high the same process is again to go through.

2622. Is the competition for land very great in Scotland?—In general the competition is very considerable.

2623. Have the losses or disadvantages attending the cultivation of the soil materially abated that competition?—Yes, the competition was greater a few years ago than now, and higher rents were given then; still there are rather more farmers wishing farms than farms to let.

2624. Has not the number of farms, generally speaking, in Scotland diminished from the system which has lately prevailed, or within the last 20 years, of increasing the size of the farm?—Yes, they have been diminished to some extent in that way.

2625. Therefore if the number of competitors were the same, the supply of farms being diminished, the effect would be an increased competition?—Yes.

2626. Has not that tended to maintain rents in Scotland?—It has; and another thing that has tended to maintain rents in Scotland is, that the sons of farmers are almost all anxious to be farmers; and if a farmer has three or four sons, it is with difficulty he can prevail on any one to follow any other profession, consequently when he dies he leaves three in his stead; that circumstance has increased the number of competitors, at the same time that the number has been gradually diminished by the enlargement of farms.

2627. Did the high prices during the war lead the farmers to train their sons to agriculture?—Yes, and it led their sons also to be fond of the profession.

2628. Did it lead them to divide their fortunes among them to be laid out in farms?—Yes, but that must cease; for a farmer cannot now expect to give a son 1,000*l.* or 2,000*l.*, and therefore they must become something else; no man can become a farmer in Scotland to any advantage unless he can command from 1,000*l.* to 2,000*l.*

2629. For what farm would he require that?—It takes about 6*l.* or 7*l.* of capital for each acre, even at the present low prices of farm produce.

2630. You mentioned the banks giving assistance to the tenants; has that assistance much diminished within the last few years?—I rather think not; the information I have had from some bankers leads me to think it has not been diminished; the banks in Edinburgh have numerous branch establishments, which facilitates the obtaining of discounts and cash credits in the country.

2631. The system of cash credits still goes on, and the facilities of accommodation, where anything like credit exists, are as great as ever?—I think they are as great as ever. There is a great competition among the bankers just now to increase their business, and they are less scrupulous about the bills presented. I think were the bankers to refuse credit to the farmers matters might come to a crisis much sooner than I contemplate at present.

2632. Do you contemplate a crisis?—I think the capital of the farmers is gradually wearing down.

2633. Have prices been very steady within these last five years?—They have been rather more than usually so, the last four years especially. In 1828 prices were high; but in 1829, 1830, 1831 and 1832, they have been pretty steady.

2634. Since the last Corn Law came into operation, have prices been more than usually steady?—Reckoning from the year 1829, leaving out the year in which the Act passed, I should say they have.

2635. Supposing this steadiness of price continues under the existing Corn Law, speaking generally, should you say that rents in Scotland, not corn-rents, but rents in Scotland payable in money, have found their level with the present scale of price?—

Mr. Thomas Oliver. price?—I think not; I think rents paid in money have not found their level at the present prices.

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2636. You have stated that the reduction which has taken place in rent in general forms from 15 to 25 per cent.; in addition to that reduction, if the present prices permanently continued, what further reduction will the landlord have to submit to, in your opinion?—I think about the same reduction on all money-rents, viz. from 15 to 25 per cent. at the present scale of prices, with such crops; it must always be kept in mind that the price alone is not the test of the farmer being paid. The prices we have had the last five years might have been paying prices, with very abundant crops; but with deficient crops they have been anything but paying prices.

2637. Do you mean that there is a peculiarity arising from the present law, that the supply of grain is not met, as heretofore, by the increase of price?—Yes; that has not been the case since this law passed; I think with the former law we should have had 20 per cent. higher prices for the years 1829, 1830 and 1831.

2638. Therefore the deficiency in the supply of grain, from the season being unfavourable, was not made up to the farmer by such an increase of price as heretofore in seasons equally unproductive he might have expected?—Yes, that is exactly the state of the matter.

2639. Has that operated very disadvantageously on the capital of the tenant paying a fixed rent?—I think it has, and it has affected, in a small degree, those paying corn-rents.

2640. How has it affected those paying corn-rents?—Because the quantity produced was under the average, and they were liable to the landlord for a fixed quantity, calculated on the average of years.

2641. Therefore both on the tenant paying a corn-rent and on the tenant paying a fixed money payment the same disadvantage is effected; a decreased quantity, not met by increase of price, has operated in an equal degree disadvantageously?—Yes, but much more disadvantageously on those paying a fixed money-rent.

2642. Has there been much fluctuation in the crop in those four seasons you have mentioned?—Not a great deal; the wheat in 1828, 1829 and 1830 was very deficient; in 1831 and 1832 it was better, though still under an average. Oats and barley, upon the average of those years, have been better crops than wheat. Perhaps they have come something near average crops in that period.

2643. Is not the tenant paying a corn-rent always distressed when he has a bad crop, and a consequent high price?—No, he is not always distressed, because there is a maximum price fixed beyond which his rent does not go.

2644. How high is that maximum price fixed?—It used to be fixed, when the corn-rents were introduced, at 80s. or 85s. a quarter; but it has been gradually reduced, till of late 70s. has been adopted in many cases, and some so low as 64s. I think Sir James Craig gave a maximum, within these six months, of 64s. on a farm within five miles of Edinburgh.

2645. That became the maximum price at which to reckon the rent?—Yes.

2646. Turning from the farmer for a moment to the labourer, have you watched the condition of the agricultural labourer in Scotland for the last 20 years?—I have.

2647. Will you state to the Committee whether his wages have fallen materially within the last 20 years?—Yes, his wages have fallen, at least the day labourer's wages have fallen considerably within the last 20 years. The ploughmen, who are hired by the year, I think their wages again have fallen little, except in a way I will describe afterwards; but day labourers got about 12s. to 15s. a week 20 years ago, and they may be generally taken at 8s. 6d. to 10s. now.

2648. Referring to the price of the articles principally consumed by the labourers of Scotland, and comparing that price with their present wages, should you say that their condition, their power of commanding the necessaries and luxuries of life, was better now than it was 20 years ago?—I think they have a greater command over the necessaries of life than they had 20 years ago.

2649. Upon the whole, you would say that an agricultural labourer in employment now in Scotland, with his present rate of wages, was better off than he was 20 years ago with his higher wages?—I think he is rather better off.

2650. If the ploughman's wages have not been reduced his situation is much better?—

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better?—His wages have been reduced in this way: it is common to give a ploughman a small portion of his wages in money, and to give him a stone of meal each week throughout the year for the use of his family, and a certain quantity of potatoes; in some cases they also gave him 15 or 18 bushels of other kinds of corn, such as barley, and beans and peas; and sometimes there is a cow kept for the use of his family. Where all these things are given the money wages are small. There has been little or no change in the quantity of corn and meal given; the only change has been in the small payments of money; but the fall in the price of produce reduces his wages, in point of fact, to the farmer, for all the articles he gets have fallen in value, but it has not reduced his command over the necessaries of life, the quantity remaining the same, and the whole of those articles being consumed by himself and family.

2651. Upon the whole, is the number of agricultural labourers in large corn districts in Scotland now employed less than it was to any considerable extent?—I think not at present; I think they have been much worse employed during the last ten years than at present.

2652. When they are not employed how are they provided for in Scotland; an able-bodied man, for instance?—There is no provision whatever made for him; he must provide for himself, or his friends must provide for him; he cannot get a farthing but in charity.

2653. Yet they do not starve in Scotland?—No; they are very sparing and careful of their means in general.

2654. The system of levying a rate hardly exists in Scotland, does it?—It has, I am sorry to say, of late years been found necessary to have recourse to it, even in country parishes: in the neighbourhood of large towns it exists, but not in country parts.

2655. Are healthy able-bodied men subsisted by the rate in Scotland?—Not one.

2656. Are they much subsisted from boxes?—Yes, they are a good deal: they form themselves into a society; each contributes so much a week out of his wages, and if he falls sick he gets so much a week out of this accumulated fund; then he goes on with his contribution again. But in Scotland the yearly servant, such as a ploughman, is better off than a day labourer. By law we are obliged to give him his food and wages for six successive weeks, if ill health does not keep him away longer than that from working.

2657. No man is supplied from boxes in case of being out of work, merely in case of sickness?—Yes, but at the death of his wife, or any of his children, there is so much allowed.

2658. There is a power of levying in the different parishes, is there not?—Yes, I believe the same as in England.

2659. Has an able-bodied man out of employment in Scotland, being in health, any help whatever from any fund?—No.

2660. Supposing any person in a state of impotency or sickness, can he demand anything?—He may apply to the clergyman of the parish where he is resident, and he, with the elders, if they think he cannot support himself without assistance, may award him a small pittance of 2s. or half-a-crown a week; but he has no other means of relief.

2661. The clergyman having made that award, in what manner is it obtained from the parish?—In country parishes, where the demand on the heritors is very small, they assess themselves voluntarily to avoid the introduction of a compulsory rate, and have done ever since I recollect. I recollect hearing my father speak of the advantages of that system.

2662. Do you mean that the clergyman has a right, without the concurrence of anybody else, to award that?—The clergyman, with what is called the kirk session, consisting of the elders and the minister, generally administer the poor's fund, inquire into the state of the poor, and give relief where they think it is required; but the heritors are obliged to be convened if there is any assessment, and if the heritors get notice that a certain sum is required for the use of the poor, if they choose to assess themselves voluntarily, they may do so, and lodge the money with the minister and kirk session. If the distress is very great and a large sum required, as in South Leith, the neighbourhood of Edinburgh, or other large town, a meeting of the whole heritors is summoned annually or oftener, and they take into consideration the state of the whole parish, and lay on such assessment on property

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perty as will meet it. In South Leith the assessment now is 1 s. in the pound; it was only 3d. when I came there, 19 years ago.

2663. Are there any purely agricultural parishes distant from towns where that assessment on the part of the parish compulsory on every body within it takes place?—A compulsory assessment has of late years been laid on in some agricultural districts, but the assessment is small. In the parish of Duddingston, about two miles and a half from Edinburgh, I heard within these 14 days that a compulsory rate was being laid on the land for the first time.

2664. You know of no person resisting that compulsory assessment?—No, they have no power to resist it.

2665. Have they power to enforce it?—Yes, by law.

2666. Are there any agricultural parishes where the labourers are out of employment?—We frequently have them out of employment.

2667. Able-bodied men, that cannot get employment?—Yes; not the first labourers in general, but the second-rate description of labourers.

2668. What do they do to maintain themselves?—They have no other means but to economize while they have wages and employment, or to connect themselves with some association, or get money from their friends; their claims have never been admitted for a moment.

2669. Is there much mendicity; are there many begging about in Scotland?—There would be a good deal, but our police regulations prevent it to a considerable extent.

2670. Supposing a man cannot get employment, and you will not help him, what must become of him?—I cannot tell; they contrive to live somehow or other.

2671. Practically, there are not any number of persons in that state of distress?—We have no bodies of men going idle about the country that attract any notice; we see a straggling man here and there.

2672. Labour throughout Scotland circulates freely; there is no parochial settlement that prevents the transfer of labour from one parish where it is not wanted to another where it is?—No; a man may go throughout Scotland, and settle and be employed just as a man who has been resident there all his life, but I believe he would not claim to be put on the poor's roll without three years industrial residence.

2673. The arrival of a labourer in a parish in Scotland is no cause of jealousy in the parish to which he comes?—Not in general.

2674. Your farmers of course have more employment for their labourers at one period of the year than at another; what becomes of the labourer who works for the farmer during the period of the year he does want him; does he maintain him during the other period of the year, or what becomes of him?—The farmers in general hire a certain number of persons, that they employ the whole year over. At seed time and harvest they hire additional labourers by the week or month; those they turn away when the work is done. They get that supply from the Highlands of Scotland in harvest, when a great extra number is required. They obtain also a still greater number now from Ireland; the Irish labourers have nearly cut our Highlanders out of the Lowland market.

2675. Is any proportion of your harvest work done by labourers coming in from a distance?—Yes, in harvest.

2676. During harvest time, is a considerable portion of it done by persons coming from a distance?—I should think three-fourths of it.

2677. Has that been growing much of late, or has it been always the case?—It has been always the case; it used to be considered the chief means of subsisting the Highlanders in the winter, if they came and got 3l. or 4l. by harvest work to take home.

2678. The farmer maintains during the year the labourers he wants during the year, and gets his surplus labour from the Highlands or from Ireland?—Yes.

2679. Have harvest wages fallen much?—They have fallen in much the same proportion. I recollect when we used to pay from 2 s. to 2 s. 6d. to a man or woman to reap, besides food; now we generally pay 1 s. to 1 s. 6d. at the outside and feed them.

2680. To a man, or a man and woman?—To both; the difference between a man and woman in harvest being about 2d. per day.

2681. Is it piece-work?—No, it is by the day; but we find that a good stout woman can reap very nearly as much as those men that come to the harvest.

2682. It

2682. It is by hand-reaping?—Yes.

2683. Do you leave a long stubble?—No, we are inclined to cut it as short as possible.

2684. Scotland is a great breeding country of cattle?—Yes.

2685. Are you conversant with the breeding districts?—I know them pretty generally.

2686. You have been asked with regard to the increase and decrease of produce of grain in Scotland; should you say that the annual produce of cattle in Scotland is on the decline, or the increase, or stationary?—I should think it, upon the whole, pretty stationary; my reason for thinking so is, that beef and mutton appear to maintain very nearly the same price relative to corn as they did 15 or 20 years ago. Corn has fallen, and beef and mutton have fallen about as much.

2687. Is it your opinion that the price of corn, more or less, in a series of years regulates the price of butcher's meat?—It must, as a matter of course; if corn is very high, more land will be turned to the production of corn; and the quantity of grass land will be diminished until the profit of rearing beef and mutton equals the profit of growing corn.

2688. Your opinion is, that the natural tendency of those two products of land is to equalise each other?—I think they must; no farmer would produce more beef and mutton than he could help if it was less profitable than producing corn. If beef and mutton were more profitable he would turn his attention to that.

2689. Though for a short time there may be more profit in producing beef and mutton, the profit being greater of the one than the other, the man would revert to the growth of corn?—Yes.

2690. In a farm in the Lothians what public outgoings has the tenant to pay?—They are scarcely worth reckoning at all.

2691. The question refers to the outgoings for church, or for roads, or for poor?—He pays a share of the poor-rate if there is a compulsory rate; but if there is not, he of course pays none of it. He pays none of the clergyman's stipend; that is paid by the landlord; or if the tenant pays the stipend, he gets a deduction, a drawback to that amount, when he pays his rent; but in general the landlord's agent or factor pays the stipend, and except statute labour-money for keeping up the roads in the parish not kept up by money drawn at the turnpike-gates, I do not know of any other considerable payment that falls on the tenant.

2692. Do all his outgoings of a public nature, taken together, amount to 1 s. in the pound?—I think not; in a remote country parish I do not think it would amount to 4 d. or 3 d. in the pound.

2693. Can you state what the outgoings of a landlord are?—Those depend so much on the situation of his land; all lands connected with large towns are subject to less or more poor-rate; the tenant pays half, and the landlord pays the other half.

2694. What are the burthens on the landlord?—First, his share of the poor-rate, then the minister's stipend.

2695. Who pays the county-rates?—The landlord; but I do not know the amount of those.

2696. Who pays the rogue-money?—The landlord; but it is a very trifling sum.

2697. Can you state what are the total deductions from the landlord's rent for public outgoings?—I cannot say what the whole would amount to; I think they must vary in different cases; but they are not great, if you abate the poor-rate, the minister's stipend, and county-rates.

2698. Taking the whole together, taking no extraordinary case one way or another, but the average, what would it be; 2 s. 3 s. or 4 s. in the pound?—I cannot answer that question satisfactorily; I have not attended to that particularly.

2699. Without reference to any particular landlord, take an estate of 20,000 l. a year in an agricultural district; what would that landlord contribute to the poor on an average of years?—If not connected with a large town, perhaps he would not be called upon to pay more than 50 l. or 60 l. in the course of a year; but they give a great deal of charity privately.

2700. Who pays for the bridges and gaols of the county?—I believe that the county gaols are paid for by proprietors of land in the county, and the proprietors of houses, &c. in town; that is my impression.

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2701. The bridges in the county?—The bridges in the county are all paid by the trustees of roads. There is a body of trustees appointed to manage the public roads, and they are empowered to levy certain duties at certain bars, and out of those funds the roads are made and bridges repaired.

2702. The roads are wholly maintained by the tolls?—Yes, what are called turnpike roads; but there are parish roads which are kept up by an assessment on land, called the statute labour-money, laid on according to the number of plough-gates each individual has.

2703. Is there one Board of Trustees for the whole county?—Yes; I believe members of the separate Boards form a General Board.

2704. What is the extent of a district?—I do not know; perhaps they have 20 or 30, or 50 or 100 miles of road.

2705. You have mentioned that on an estate of 20,000 *l.* a year, 30 *l.* a year will be a probable contribution to the poor fund; supposing it is in two parishes, what would the landlord have to pay as stipend to the two ministers?—That would depend on various circumstances, particularly whether the teinds are exhausted or not.

2706. Take the maximum of what he would have to pay?—It is almost impossible to say; the teinds of some estates were valued very long ago, and are exhausted, and the landlord is paying all he can pay, others are not exhausted; but I could not form an average.

2707. Where the teinds have been exhausted what is the average stipend of the minister in an agricultural district?—The average may be taken at from 150 *l.* to 200 *l.*

2708. The average of stipend to the minister, the teinds being exhausted, will be about 160 *l.* to 200 *l.* a year?—Yes, among all the proprietors in the parish.

2709. The proprietor of 20,000 *l.* a year, having an estate situate in two parishes, his contribution to the poor would average 50 *l.*, and if he paid all the stipends it would be about 400 *l.* a year to the minister?—If he were proprietor of the whole of the parishes he would have to pay 300 *l.* at least, for I believe no minister has less than 150 *l.* per annum; but in some cases that is not all paid from the teinds of the parish.

2710. What is the nature of the teinds?—They arose out of a commutation of the tithes, originating in the time of Queen Anne.

2711. Who pays that which answers to the county rate in England?—The landlord; but they are not so heavy with us.

2712. Do you mean that the whole expense of carrying on the civil business of the county in Scotland is not large?—That is not paid by the landlord; that, I believe, is generally paid by a Government fund.

2713. In each parish there is a school, is there not?—Yes.

2714. From what fund is that paid and provided?—It falls on the proprietors partly; each teacher has a certain salary allowed him.

2715. Much in the same way as the stipend of the minister?—Yes; the rest is made up by the fees of the children.

2716. What is the general pay to schoolmasters in Scotland?—I think about 20 *l.* but increased lately to 30 *l.*

2717. What are the children's fees in addition?—Each child pays 1 *s.* 6 *d.* to 2 *s.* per quarter.

2718. Each parishioner has a right to send his children?—Yes.

2719. Do they send them?—Yes.

2720. What do they teach in the schools?—Reading, writing and arithmetic; most of them can teach a little Latin now, and land surveying and geography; but the poorer classes cannot remain to benefit by those branches.

2721. Is the education better or worse than it was?—I think it is improving.

2722. In addition to the 20 *l.* which the schoolmaster gets in payment, can you state what the fees make his whole salary?—No; that must depend very much upon the population of the parish and his popularity among the parishioners.

2723. Has he a house?—Yes, a house and garden, of about a quarter of a Scotch acre.

2724. Can almost every individual read and write?—All can read, and most of them can write.

2725. How

2725. How is the schoolmaster appointed?—He is appointed by the heritors of the parish and the presbytery; that is, a certain number of ministers connected with the district.

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2726. Is there an election by the presbytery?—Yes; they generally advertise for teachers; candidates present themselves, they are examined, and the person thought most fit is appointed.

2727. Is not the landlord obliged to keep the manse and the church in repair?—Yes, and the school.

2728. Do the landlords reside as much as they used to do?—I think much the same, as far as I recollect; they go and come; sometimes they are three and four months in their residence; they are sometimes in London, sometimes in Edinburgh.

2729. You state that the system in the district is this, the servants live a whole year with the farmers; are there hiring fairs?—We having hiring fairs in most parts of Scotland.

2730. Have you been in any lately?—Not very lately.

2731. Do you know whether there is as great a demand for labourers in the hiring fairs as there was 20 years ago?—I think the demand is not so great; inferior labourers were then able to get work more readily, though at less wages; now only the best get employment as readily as they did 20 years ago.

2732. What is the proportion?—I should think there are not above a fifth of the description I have mentioned that are often out of employment.

2733. Has there a habit grown up to hire, not for a whole year, but for a half year?—Hiring for the half year has been common for 20 or 30 or 50 years. Ever since I have known Scotland it has been common to hire unmarried ploughmen sometimes for half a year.

2734. Have you more labourers out of employment now than you had 20 years ago?—Yes, I think so.

2735. Did the labourers obtain much the same prices 20 years ago?—No, the agricultural labourers had more.

2736. You state that there has not been much fall of wages of ploughmen, and money wages are very small?—In some instances the money wages are not so small, as sometimes a cow is not kept for them.

2737. Where all those things are provided which you have spoken of the money payment is very small?—Yes.

2738. Can you state what was the average money payment 20 years ago, and what it is now?—I think the money payments have varied from 10*l.*, 20 years ago, to 8*l.* a year now.

2739. Is that paid by the year or by the week?—Half yearly or quarterly, or sometimes weekly.

2740. With reference to the allowance of meal, and so on, to labourers, you said some change had taken place, but not much; is there more given or less?—There are more of the wages paid in money now, but in every case I would say the 52 stones of oatmeal, and from 13 to 14 cwt. of potatoes are continued.

2741. Has the quantity of potatoes increased in proportion to the oatmeal?—Rather; but in many cases a cow was kept formerly, and is not now, and for which they get money now, and in many cases barley and peas and beans are not allowed them, which increases the money payment; but taking the money and produce they get now, and comparing them with what they got before, I think the proportion of wages is that I have stated.

2742. Have they altered the food allowed; do they still continue to get the same quantities of grain and meal where they have not altered the description of payment?—Yes, I think they do.

2743. Do they give less?—It is impossible to suppose one uniform system will continue over a whole country; in some districts I have known them vary almost nothing, though some may give a little more or a little less corn.

2744. In fact, the wages are corn-wages, as much as corn-rents are corn-rents?—Yes, as far as corn is given.

2745. There have been no disturbances or riots among your agricultural labourers?—None.

2746. Has there been any attempt on the part of your labourers to force higher wages on the farmers?—No.

2747. So that there is no system of compulsion on the farmer?—None of any description whatever.

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2748. He deals freely for the labour of the country?—Just as freely as he would buy a horse or a cow in the market.

2749. The poor-rates have been recently beginning to creep in?—Yes.

2750. You have known them some time?—In the parish of South Leith there was an assessment 19 years ago; it was then only 3*d.* or 4*d.* in the pound, but now it is 1*s.*; and I know that the same thing has been the case in other parishes near Edinburgh, and that poor-rates have been increasing in many parishes.

2751. Those are town parishes, are they not?—Some of them are country parishes, where the poor are not supported by the voluntary contributions of the heritors. I have reason to believe that the voluntary contributions have been increased within the last 19 years; and I mentioned one instance of a country village, Duddingston, where a compulsory assessment had been laid on this year for the first time; these circumstances satisfy me that the thing is rather creeping in.

2752. To what should you attribute its creeping in?—I do not know very well; I think perhaps that the people of Scotland are not willing to live on so little as they would have done 19 or 20 years ago.

2753. Do you think they live better now than they did at the end of the war?—I think their notions of what is necessary for their subsistence are higher than they were, at all events, than they were before the war.

2754. During the latter part of the war they were better satisfied than before the war?—Yes, they were.

2755. Were they better satisfied than they are now?—I think they were, if anything; but there is really no dissatisfaction among the purely agricultural labourers, that I know of. We have no complaints; they do their work regularly, decently and quietly.

2756. Are your agricultural villages increased in number?—I do not think they are; the population has increased, and of course the villages must be increased in size or number.

2757. Your agricultural population has sensibly increased?—I do not know that it is sensibly increased, though there may appear to be an excess of labourers; that may arise either from an additional number of labourers, or from the diminution of work; it is only from the census of the population we can determine whether there is an increase of numbers or not.

2758. To whom do the cottages generally belong; are they let by the heritors?—They generally belong to the proprietors of the land on which they stand; some of them are let to the farmers with their farms, who let them again to labourers.

2759. What rent do they make?—Twenty, thirty and forty shillings; sometimes as high as 3*l.*

2760. Have they any garden?—Yes, a piece of garden-ground.

2761. In what respect is their mode of living changed, as compared with the period before the war?—I think the labourers of the present day have been accustomed to have tea and sugar, and wheaten bread, all of which were almost unknown to them before the war; they have had occasionally a little bit of butcher's meat; they had very little of that before the war; I think they would not be satisfied with any state of things which would not enable them to get some portion at least of all those articles I have mentioned.

2762. Has the use of all those articles become general among them, or confined to a portion?—I think it is general, wherever they can afford it; they are not satisfied with their wages when they cannot afford a moderate portion of those things; I believe before the war they had not been accustomed to them, but they have now become necessities.

2763. What was the general description of food they had before the war?—It consisted of bread made from oats, barley and peas, ground into meal; they made their porridge of that, and their bread also; and they had milk besides.

2764. Do they consume the same kind of food at present, the same kind of articles; or do they object to them?—They consume still, I believe, the same things, but they think themselves entitled to have occasionally wheaten bread, and those articles mentioned besides.

2765. In respect of clothing, how do you think they are at present, as compared with the state in which they were before the war?—I think they are fully as well clothed.

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2766. Should you say that their clothing would cost them as great a part of their earnings, or more or less?—I am not sure as to that, but I should think it was less. Cloth is more easily procured by them, as it is much cheaper than it was during the war.

2767. Do you think it takes a greater portion of their earnings at present or not?—I should think not.

2768. Do the labourers invariably wear shoes and stockings?—Almost invariably.

2769. Men and women?—Yes; though women sometimes go without shoes and stockings to the fields, and very often children, but labouring men have generally shoes and stockings.

2770. Have they always worn them?—I never recollect the time when a labouring man worked without shoes and stockings.

2771. Do not the women and children wear them more than they used to do?—I think they do.

2772. Do you ascribe the creeping on of compulsory payment to the change of habits of the people?—I think they are attributable in part to that.

2773. Those habits have been changed during the war?—Yes, they have.

2774. Has the system of compulsory assessment increased greatly, except in the neighbourhood of large towns?—The extent of compulsory assessment is so very trifling it appears to be scarcely worth taking into account; it is confined almost entirely to parishes having large towns where there are large manufactories going on.

2775. Would not you say the labourer of Scotland at this time does not procure with so much ease as he did during the war the luxuries you speak of?—I would not say so generally; if they were all as well employed with the wages they get as they were during the war they would obtain as much of those articles; those who are that, those fully employed, are as well supplied; but there is another portion who are not employed to the same extent, and cannot obtain so large a share. I should not be justified, however, in describing their state as applicable to the whole number.

2776. Would not this inferior class of labourers be satisfied without those luxuries they had during the war?—I do not think that inferior workmen are sooner satisfied than others, and that perhaps is one reason of their poverty.

2777. Do you think they consume as much meat as they did during the war?—Yes, I think so.

2778. Do they wear cotton or woollen?—Partly cotton and partly woollen.

2779. Which should you prefer for the apparel of labourers, cotton or woollen, for an agricultural labourer?—I think, generally, woollen for their coats and trowsers.

2780. They do not wear woollen so much as they used to do?—I think they do, but the male labourers wear cotton for their shirts and neckcloths, but they use the woollen cloths for coats, &c.; the females are almost all clothed in cotton; they make a great saving on their clothing.

2781. Do not you think fustian is quite as good for an agricultural labourer as woollen?—Yes, if they fancy it; but they will make their own choice. Our winter is very cold; a man working in the field would starve in winter without woollen.

2782. Has not every labourer a plaid?—Not in the Lothians, only in the Highlands.

2783. You state the average wages are from 8 s. 6d. to 10 s.; out of that sum can a man bring up a family?—He does bring up a family upon it.

2784. Do you think they are unwilling to marry until they have got provision, or that they marry young?—Generally speaking, I should say they are provident in that respect.

2785. Do you think that they have become more improvident of late?—No, I do not think they have become more improvident in that respect.

2786. Is there any great migration of agricultural labourers' children to the manufacturing towns?—No; where there is a manufacturing town in the neighbourhood, of course the children go there.

2787. If an unmarried woman has a natural child in Scotland, and the father runs away, and does not contribute to maintain it, who is bound to maintain that child?—I believe that falls on what is called the parish; and by the parish a fund

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2788. Does the woman make application to the parish in Scotland?—Not generally, unless she is very poor or a very bad character. She maintains the child herself, or her friends assist her in doing it.

2789. The crime of infanticide is by no means common in Scotland?—We scarcely ever hear of such a thing in Scotland.

2790. Generally speaking, when the father runs away, the mother or her relations maintain the child without assistance?—Yes.

2791. Are you sure that the mother has a legal claim on the parish for the maintenance of her bastard child?—I am not certain of it, but I believe that is the fact.

2792. Are cases of bastardy numerous?—In the neighbourhood of towns, but not in agricultural parishes.

2793. You do not know whether it is more or less frequent than in English country parishes?—I do not know from my own knowledge, but from what I hear and read, I think it is more common in England.

2794. What is the average size of parishes in Scotland?—They vary very much; some are very large and some very small.

2795. You seem to have an impression as if the agricultural labourers were more distressed than they were formerly; does not that arise from the great cheapness of spirituous liquors?—My impression is, that they are not worse off than they have generally been, but I think they were rather better satisfied, and perhaps a little better off, during the high prices in the time of war; but I think, as a body, they are much better off than they were 40 or 50 or 60 years ago. I could not ascribe any of the distress of the agricultural labourers to drinking ardent spirits. I think, as a body, they are a sober, well-behaved, respectable class.

2796. And as much so as they have been within your recollection?—I think as much so as they ever were at any former period.

2797. Do not you think, from a greater knowledge of the law, and their power of getting relief from the parish, they feel it less discreditable to be on the parish than they used to do?—I think that feeling is spreading; the disgrace of going on the parish funds is not so great as it was 20, 30 or 40 years ago.

2798. What do you think has caused that?—I do not know, unless it is hearing what goes on in England. They hear that a man gets two, or four, or six or ten shillings a week, according to the number of children, and they may think it very hard that a man should get nothing at all on the other side of the Tweed.

2799. You do not know any other reason?—No; except that when a system of relieving the poor is once introduced, it extends more and more rapidly; if, for instance, an individual were in a parish where no person was applying for relief he would have great reluctance to place his name upon the roll; after the number had increased to four or five, the next would have less reluctance, and as the number increased the reluctance would become less and less.

2800. Do they not know of the point being tried before the sheriff, and being tried, of the right being given?—Yes. I think the first case was very injudiciously tried; the law was not very well understood in Scotland before that; they did not know there was a compulsory law.

2801. What is the average size of a farm in East Lothian?—From 200 to 300 acres or more of arable land: where there is a sheep walk 1,500 acres and upwards.

2802. What is the size of the largest farm without a sheep-walk?—500 or 600 acres.

2803. Do you find the large farms more in request than the small ones?—I think they are much about equal in respect to the demand for them.

2804. Do you think there is much cultivation carried on on borrowed capital?—I think a man will not take a farm now, and borrow capital to conduct it; he was not afraid to do so in the prosperous times, as he hoped to repay it during the lease; now, they borrow to keep themselves in their farms.

2805. Do you know what has been the rate of profits in farming for the last 15 years?—I think it has been very low; I stated before that I thought farming capital had diminished; it follows as a necessary consequence that the profits have not been sufficient to maintain the farmer.

2806. Are thrashing machines in use?—Yes, almost universally where the farms are of sufficient extent.

2807. Is

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2807. Is there very little thrashing done by hand?—Very little, unless in the Highlands, where there is a small quantity of corn to thrash.

2808. Do you think there are as many people employed in winter?—Yes, there are very nearly as many people employed on the thrashing machines as would thrash by flails.

2809. There is no prejudice on the part of the labourer against machinery?—No, the prejudice is very trifling where it exists at all.

2810. What rent per acre do the good corn lands let at?—It depends very much both on the soil and on the situation. Our climate varies very much; lands are cultivated sometimes as high as from 700 to 800 feet above sea level, and though the soil may be very good at the highest elevation, the value is very different; the only way is to take a particular district.

2811. Take the Lothians in the average fair situations, keeping away from the sea and the vicinity of Edinburgh, used simply as farming land?—Perhaps the average rent of the best district in the three Lothians, keeping away from Edinburgh and the sea, may be taken now at from 2*l.* to 2*l.* 10*s.* the Scotch acre; perhaps 2*l.* 10*s.*; that is about 2*l.* the English acre.

2812. What have you known that to be let at?—Perhaps that has let as high on the average as 65*s.* to 70*s.*

2813. So that it has fallen from 3*l.* 5*s.* or 3*l.* 10*s.* to 50*s.*?—Yes; perhaps in the latter years of the war, when farmers were all calculating on 80*s.* and 90*s.* and 100*s.* averages for wheat, many farms may have been taken at higher rents than I have stated. I have taken into account the lands that let very high and those that let moderately so. There are lands in East Lothian that used to let at 7*l.*; those were very advantageously situate.

2814. At what are they letting now?—Those lands are letting now at about 4*l.*

2815. Do you consider that those lands now letting for 2*l.* to 2*l.* 10*s.* are still from 15 to 20 per cent. too high?—I think that the money-rents are from 15 to 20 per cent. too high. I do not think the corn-rents are nearly so much; but before one could say what should be the average reduction, it would be necessary to separate those lands let on money-rents from those on corn-rents.

2816. Where they are money-rents they would be, in your opinion, generally speaking, from 15 to 25 per cent. too high?—Yes.

2817. You stated that the rate of profit on farming had fallen very much since the war; has not the rate of profit generally fallen very much?—I think it has.

2818. Has the rate of profit on farming fallen more in proportion than the rate of profit generally?—I do not know; I believe all classes have suffered; the low rate of interest shows that the rate of profit has fallen, but I cannot say whether to the same extent in all professions as in farming.

2819. You state that there is a willingness to take land in Scotland; is there a willingness to buy land in Scotland?—No, I think there is a great unwillingness to buy land.

2820. The land being all cultivated, and there being a competition to take land, as it seems that there is, to what do you attribute the unwillingness to buy land?—I attribute it to the uncertainty of the present rents being paid. Sellers of land are willing to take 26 or 27 years' purchase of the rents at which the lands happen to be let, some corn-rents and some money, but they cannot find purchasers; and I think that that arises from the uncertainty as to the future prices of farm produce, as I cannot conceive why men should take two per cent. for money in the bank instead of giving 26 or 27 years' purchase for land, which would yield about three per cent. or upwards, if they were certain that the present state of things would continue.

2821. You think that they apprehend a further change in the corn laws?—Yes, I think so.

2822. Is there more willingness to purchase land let on corn-rent than to give the same amount for land let on a money-rent?—I have not seen an estate in the market where the whole was let on a corn-rent to have the point satisfactorily ascertained.

2823. Notwithstanding the outgoings are not increasing in Scotland, and the assessments are very moderate, are the Committee to understand that land is hardly saleable?—Yes, it is very difficult to sell.

2824. Is there much in the market?—A good deal; I think there would be more if there was a sale for it.

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2825. Do you think there will be as much eagerness to buy at 25 years' purchase as there was at 33 years' purchase during the war?—I think there should be, for rents between 1805 and 1815 were not, in my opinion, the least likely to be maintained.

2826. Practically speaking, do you believe there is?—I think that there is greater reluctance; the people seemed during the war prices to have an idea at that time that land was to rise to an enormous price, and that wheat was to be kept up to 100 s. a quarter; now they think the price of grain, low as it is, must come lower, and therefore they expect to buy land cheaper by and by.

2827. If the effect of the present corn law were to maintain prices steady, and rents to fall to the level of those prices, do you think that land would still be unsaleable?—No; I think that land will become saleable when the law is considered as settled, but as long as we continue to change so frequently the people are led to expect another change, and there will be a reluctance to buy; but land, in my opinion, will sell more readily, and perhaps at higher prices than people imagine, when things become settled.

2828. The public feeling is, that rent has not fallen to its lowest?—No; and I should not be in the least surprised, when the rents of land have reached the point which the public think they will stand at, that 30 years' purchase will be again given instead of 25 or 26 years', which it is difficult to get now; and in this way the price of land per acre will not be much less, if anything, than it is now.

2829. Do you think there is any apprehension of prices holding if the present corn laws exist, or that there is an apprehension of the present corn laws being changed?—The apprehension is that the present corn laws will be changed.

2830. You would not be apprehensive of the present prices continuing under a continuation of the present laws?—Yes, I would be apprehensive, and would not expect them to continue as they are now. I think prices would fall. In estimating the prices under the present laws we must keep in view the sort of crops we have had since they came into operation. We have had a trial of what the Corn Bill will do with deficient crops, but we have had no experience of it with abundant crops. My opinion is, that the first abundant crop we have the price of wheat will fall much under what it is now.

2831. You being of opinion that rents have not fallen to the standard price of corn, under the present Corn Bill the alarm of pressure arises not only from the anticipation of fresh changes in the corn laws, but from the certainty that rents are not adapted to the present corn law?—Yes.

2832. When you speak of the present price as operated on by scarce seasons, do you mean to refer to the present price, or the price before the late harvest?—I speak of the average price of the last four years.

2833. Your answer refers to the average of four years, 1828, 1829, 1830 and 1831?—1829, 1830, 1831 and 1832.

2834. What did you allude to when you said when it should appear that land had got to the lowest point you thought there would be persons to buy at a greater number of years' purchase?—When such a change has been made in the corn laws, or some measure taken by Government which would satisfy the public that no further enactment would take place on the subject, it is probable that confidence in the rents of land would be restored and a greater number of years' purchase given; but supposing the rents were corresponding with present prices, still if the public anticipate a change in the corn laws which will reduce the prices, they will look forward to a diminution of the rent as the natural consequence, which will keep up the unwillingness to invest money in land; I think, therefore, that it is of the greatest consequence to all parties that the question should be set at rest in a way that it will not be stirred again. It is the constant change which injures the agricultural interests. Farmers have taken their land on averages of five years. The first Bill (I mean the Bill of 1815) did not last much more than five years, and before the farmers had had time to put their farms in order another change was made. Now they anticipate that we are on the eve of a third change, and that farming capital in this way will be frittered down to nothing.

2835. Can you anticipate any measure which should fairly settle the question of the corn law while the great body of the consumers desire to have it free of duty imported?—I think there is not a more difficult question; a free corn trade would finally settle it.

2836. Did you ever hear of any complaints about the corn laws when all the labourers

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labourers were employed at higher wages than now?—I cannot say that I did; because when the lower orders are fed and clothed in such a way as they think they should be fed and clothed, they are satisfied; it does not signify what the food is; even oatmeal and water will do, if they think that that is sufficient; but if they consider themselves entitled to wear fine clothes and consume the more expensive articles of food, they will complain when their wages are not sufficient to command them.

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2837. Then it is not abstract notions?—No, it is not. They have no abstract notions if they have what they consider necessary for their comfort.

2838. Do you think the great body of agricultural labourers wish for fair prices, rather high prices?—I think farmers, for a very long time, were buoyed up with the expectation of high prices, and took their lands, even up to the year 1825 or 1826, with an expectation that the Corn Bill would secure them prices something near those contemplated by the Legislature. The last change in the Corn Bill, however, has gone very far to satisfy perhaps six-tenths of them that high prices cannot be expected in Scotland, for they have had defective harvests in four out of five years, and yet they have not got high prices. I think they look generally to the reduction of expenditure and reduction of the rent as the only means by which they can get on. I think the labourers do not understand the question so well as the farmers. They still cling to high prices, not forgetting that they lived well in the years 1812 and 1813.

2839. Can you state what were the wages of agricultural labourers about 1790 and 1791?—I have seen them stated in my father's books again and again: male labourers had about 10 *d.* and 1 *s.* a day, and women from 4 *d.* to 6 *d.*, and little girls 2 *d.* and 3 *d.* a day.

2840. That was from 5 *s.* to 6 *s.* a week?—Yes.

2841. Is it not, except as a question of proportion, a matter of indifference to the farmer whether he has high prices and high rents, or low prices and low rents, saving only the question of proportion between the two?—The corn law is the landlord's matter alone, provided the thing were settled once and for all, and everything properly adjusted in reference to that law; but where it is settled under an erroneous impression, when the scale is regulated under the expectation that it will secure 70 *s.* a quarter and it realizes only 65 *s.*, farmers sustain a heavy loss, and matters are not adjusted perhaps until the tenant has become embarrassed and lost part of his capital. It seems to me, however, a matter of perfect indifference to the farmer whether he sells at 60 *s.* with a rent adjusted to that price, or at 120 *s.* with a corresponding high rent.

2842. But, except where rent has not found its level in price, it is purely a landlord's question what the rent shall be?—Yes, I am of that opinion.

2843. Do not you think, when prices are high and rent is high, a greater profit remains to the farmer when the price of corn is high than when a lower rent is paid; that a greater amount will remain as the price to be divided between the farmer and the landlord?—If that increased price depended, as once it did, on the depreciation of the currency, the difference is more nominal than real, as it may not, in point of fact, give him a greater command over the necessities of life.

2844. Both landlord and tenant do receive a greater quantity of money?—I think on the long run that could not be the case. The way that farmers made money by high prices was, that prices continued gradually rising from 1799 to 1812; there were no doubt low prices during the period, but they were like the small descents which a traveller meets with in travelling from a lower to a higher level over an undulating country. During that period lands were let at fixed money-rents, while the currency was becoming every year more and more depreciated, which, with other causes, enhanced the price of farm produce, and consequently the profits of the tenantry. But if prices had remained stationary, even at 120 *s.* a quarter, from 1812 down to the present time, rents would have been by this time so adjusted that the tenant's profit would not be greater than if 60 *s.* had been the price of wheat during that period. I have not the least doubt of this being the correct view. The tenantry, however, would have been saved the loss of capital sustained during the fall of prices. Again, prices have been coming down from 1812, therefore his loss has been regularly going on during all that period, just as his profits went on for the 12 years preceding; but I do not see any good reason why the profits of the tenant should be greater when the prices are high, and the rents adjusted to them, than when prices are low, with corresponding rents.

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2845. Do not you think where there is more, there will be more for each?—I do not think so.

2846. How do you reconcile what you stated as to the great body of proprietors throughout the kingdom, looking not only to the large proprietors who let their land, but also to a great body of proprietors who cultivate their own grounds?—They would receive, just like the proprietors of large estates who let them, less rent out of them.

2847. If they cultivate the land themselves would they receive less?—Yes, as they would receive less if they let it to others.

2848. Would not those who cultivate their own lands, and whose estates are mortgaged, have less profit if the price of corn were to fall lower than it is at present?—Yes, I think so.

2849. Is not that an inconvenience, a mortgage, interfering with profits generally?—Yes.

2850. That is an inconvenience of debt?—They would of course have a less return in money from their estate.

2851. Suppose a small cultivator had no debt, and the prices accommodated themselves agreeably to any given level, would it not be a matter of indifference to him whether prices were high or low, he having the command of the land?—It would be the same.

2852. What price would produce the effect of throwing land out of cultivation in Scotland?—I could not well say what price would have that effect; I think land would not be easily thrown out of cultivation in Scotland if rents were in proportion to the prices; in that case we would not be likely to throw much of that now cultivated out altogether. We would allow it to rest longer in grass, and, instead of taking a crop of corn each alternate year, we would take perhaps two in five or six years, by which mode the land would never be allowed to go out of condition, but would be in readiness on a return of high prices to make a good return.

2853. That must have a reference to the quantity of corn to be produced in the market?—Yes; and that is the way, I think, the farmers in general would meet the case, with rents proportioned to the prices; but if rents are not reduced in proportion to the prices, they will be apt to overcrop the land to enable them to discharge their engagements, until it will not pay even for a diminished quantity of labour, when it will be thrown out of cultivation in a deteriorated state; and if the farmer quit the farm, the landlord will then be obliged to let it at a rent much under the true value of the land.

2854. The effect of that would be, that we should be more dependent on foreign supply than we are now?—Yes.

2855. You say that the effect of rents being disproportioned to the prices is, that the tenant will scourge the land?—Yes.

2856. That has not yet been the effect in Scotland?—Various circumstances have contributed to prevent matters coming to that state; one is the lands being let on long leases. A tenant is bound, say for 19 years, and at the end of five or six he finds his farm too high rented; by this time he has improved it at a considerable expense, and if he does not remain he loses the benefit of the improvement which he expected to have returned to him during the remainder of the lease. He is, therefore, very unwilling to quit his farm and lose the amount of capital he has expended; he applies to the landlord for an abatement of rent; but perhaps three or four years are spent in negotiating this abatement; the tenant all the time has reason to expect an arrangement, and he keeps up the fertility of his land, because he knows that if he were to let it down the farm would not be worth keeping at any abatement of rent he is likely to obtain, as it would require a large expenditure again to bring up the fertility of the land; therefore, in order that his abatement may be of use to him when it comes, he keeps up the condition of his land if he possibly can. That is one of the many great advantages arising out of letting land on lease, and which, I think, has tended very much to keep up the condition of land in Scotland, notwithstanding the disproportion between the prices and rent of late years.

2857. You have stated that rents will always be in proportion to the price of corn; will not rents also be in proportion to the bad or good cultivation of the soil?—Yes, they will; but when a tenant has got possession of a farm for a long period of years and has improved it, if he deteriorates it himself, and remains the tenant, he continues to lose money, even after he has got an abatement. Were he to leave the farm its state would be of little consequence to him; it would lie with the landlord; but if he is to remain for 12 years he has a good motive for keeping it up.

2858. You

2858. You say that the tenant looking forward to taking the farm again will not deteriorate his farm, because he thinks that the farm will not be equal to the condition of the abated rent. Will not the abated rent be exactly equal to the condition?—In the case under discussion he is not to take the farm again; he has taken it, and must keep it at such abated rent as the landlord will give. Supposing he deteriorates the farm, the landlord gives him an abatement of 10 per cent.; it may be a very bad bargain, but he has no remedy; therefore if he were to deteriorate his land before he got the 10 per cent., he would probably be in a worse condition than he would have been if he had not deteriorated the lands and not got the 10 per cent.

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2859. At the end of the lease the rent will always be in proportion to the deterioration of the land?—It should be so. When capital was plenty, however, it was not; it is more so now. I shall mention some other circumstances that have tended to keep up the fertility of the land in Scotland, notwithstanding the disparity between the prices and rents. Besides the general cause, there have been several local causes. The tenantry of that portion of the country on the north side of the Frith of Forth, all along the coast from Alloa to Dundee, have benefited very largely within the last 10 or 12 years by exporting potatoes to the London market. During that period also bone and rape-dust have been introduced as a manure, which has enabled them to produce those potatoes, and send them to the London market, without sensibly, or at least rapidly, deteriorating the land. By these means a very large district has been benefited, viz. Perthshire, Stirlingshire, Fife-shire, Angus-shire, Kinross; farther north too, within the last five or six years, they have adopted the practice of sending fat cattle, sheep and pigs to the London market by sea. The profits upon that trade I understand are considerable. I was told lately by a very intelligent gentleman, practically engaged in farming in the neighbourhood of Banff, that a bullock that would fetch only 13 *l.* at home will bring 17 *l.* in the London market, and that the cost of sending him up is about 1 *s.* a stone, that is about 2 *l.* on a bullock of 40 stones, which leaves an additional profit to the feeder of the bullock of about 2 *l.* by sending him to London. That district has also benefited by the introduction of rape and bone-dust, which has enabled the tenantry to extend their turnips, and to increase the quantity of stock they can fatten. The profits on sending pigs, I understand, to London have been very considerable. The opening of the Union Canal through that district of Mid and West Lothian between Edinburgh and Falkirk, within the last 10 or 15 years, has enabled the tenantry to carry out manure from Edinburgh at a cheaper rate than formerly, and consequently to sell potatoes, turnips and straw in the Edinburgh market, which they could not do before when they had manure to send such a distance on carts. There has also been a railway made lately from Edinburgh southwards by Dalkeith, extending to about 10 miles in length, which is also improving the distant part of that district considerably; and I may add, that East Lothian and almost all the other highly cultivated or corn-growing districts have benefited by the introduction of bone and rape-dust. These causes, and the one formerly mentioned, I think are sufficient to account for the lands in Scotland not being deteriorated, notwithstanding the disparity between rents and prices.

2860. Is sea-weed introduced?—That has always been used with us; I refer to articles introduced within the last 17 or 18 years.

2861. With all the advantages you mention, you still think that rents are disproportionate to prices?—I think the abatement must have been greater but for those circumstances.

2862. Notwithstanding those circumstances, you think the prices are too low?—Yes; but if prices were to remain steady, rents would gradually fall lower without any very perceptible or sudden change, and so adjust themselves.

2863. Have many farmers been ruined by the change?—Yes, a good many.

2864. Do they leave their farms in the midst of their leases?—Yes, a good many of them; but a number, without being ruined, have made arrangements with their landlords to give up the lease, and have taken other farms more suited to their diminished capital.

2865. Have you known another race of farmers ruined on the same land?—No, I have scarcely known that; the rent is generally reduced, and there is a second fresh capital applied.

2866. You say that the rents have not been abated more than 15 to 25 per cent.?—There is a distinction to be kept in view between the abatement of late

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2867. You were understood to have said, that since the war the reduction had been from 15 to 25 per cent.; what should you conceive the whole abatement which has taken place?—It is more difficult to say in Scotland than in England; for in the former country land is let on long leases; and during the war some of them were cheap at one moment, and others very high, according to the period at which the lease was entered into; it is therefore almost impossible to say what the average abatement of rent has been; but I should think, taking into account the abatements which have been made, by converting money into grain-rents, that it is more than 25 per cent. since the war.

2868. Has much emigration gone on from Scotland?—There has been a good deal from the north of Scotland.

2869. Not from the districts you are particularly acquainted with?—We have a good many shipping at Leith, but I do not know where they come from.

2870. Do you know what the class of persons are?—They are generally the more respectable class of labourers, or people who have been shopkeepers, and have a little money.

2871. Did agricultural labourers emigrate formerly from that part of Scotland?—No, it is a new circumstance; it is only of late years that emigration to America has been popular.

2872. Do you attribute that to the distress of the agricultural interest?—Partly, and partly to the prospects held out to them.

2873. Is it the habit of the farmers in Scotland to keep a considerable store of corn in ricks or barns?—They keep a considerable quantity very generally in ricks. The common practice is to rick it up in September, and to thrash it out in the winter; but some of those who are wealthier, and of a speculative turn, put part of it in granary, and keep it till the months of July or August.

2874. Is the quantity kept in granaries or in ricks as great as it was formerly?—I observe no diminution of it, I think.

2875. Do you think there is a good stock of grain?—Yes, the rick-yards full for this time of the year.

2876. And the same stock of cattle?—Yes.

2877. You say the farmers are gradually wearing down their capital; where do you see that, if they have as much grain as they had, and as much cattle?—Some tenants, and perhaps I may say not a few, had, at the end of the war, more capital than was required for the cultivation of their farms; in those cases the surplus may have gone to pay rents. Others who had a sufficiency of capital only may now be in arrear of rent to their landlords, or liable for advances from bankers or others. In both cases I would say that capital had been lost, though the stock of corn and cattle on the farms were as large as formerly. The lessening of the necessary stocking or diminishing the condition of the lands, if he intends to continue on the farm, are about the last measures a Scotch farmer will have recourse to for relieving himself from pecuniary difficulties, because he knows he cannot derive any benefit in remaining on the farm after it has gone out of condition.

2878. Have you had occasion to notice any instances of that of late?—I have known a few, but there have been many arrangements made with the landlords for abatements without their being much talked of. Arrangements made in that way do not make much appearance in the country; they are often settled without any one knowing anything about it.

2879. Do you think they get more indebted to the landlord than they were accustomed to do?—I think much more so.

2880. In proportion to their business they are now more in arrear than they were?—I think so.

2881. Are the landed proprietors in Scotland, as far as your knowledge goes, generally in debt on mortgage, or in any other way?—I have generally understood there were very considerable and heavy mortgages over the lands of Scotland.

2882. Which would make the reduction of rent a ruinous process?—It would fall very heavily on the landlords, especially those who possess mortgaged estates, and I am not in the least surprised they are unwilling to encounter it.

2883. If the farmers, in proportion to the extent of their business, are getting more in debt to the bankers and their capital wearing down, would the crisis you refer to arise from the bankers and landlords losing large sums of money by them?—I do not

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not think they would lose very large sums of money ; but supposing the capital was to continue diminishing for years, and that prices were not to rise, but to fall, and rents to stand, the crisis would come, and it would be worse for the landlords if the lands were deteriorated before the tenants left them.

2884. Rents standing as they are, the crisis must come with the ruin of the landlords?—Yes ; and if the bankers were to withdraw their assistance it would come sooner.

2885. You stated that the farmer is in possession of some quantity of capital ; a portion of that belongs not to the tenant himself, but to some person unseen?—It may belong to him, and much no doubt does, but many farmers at one time had a great deal more capital than was merely necessary to stock the farms they possessed ; some of them would stock a farm with 2,000*l.* or 3,000*l.* and have 1,000*l.* in the bank.

2886. Supposing a tenant were sold up in Scotland, what proportion of capital would be left, in your opinion?—Perhaps none. In general a large proportion of his means goes to the landlord ; the remainder is equally divided among his other creditors.

2887. You say a tenant at a fixed rent gets assistance from the bank ; would that be the case provided there were no one-pound notes in Scotland?—Yes ; he might get five-pound notes instead, but I should think not nearly with the same facility.

2888. Do you think the bankers can afford accommodation out of five-pound notes as well as out of one?—I think the profit would be diminished if their circulation were limited to five-pound notes, for their one-pound notes circulate instead of gold, and are not so apt to be returned so quickly to the banker.

2889. Are there a great many small proprietors in Scotland?—In some counties there are a good many.

2890. They would be nearly in the same situation as the landlords in that crisis?—Yes ; the only difference between them and large proprietors is, that they are cultivating their own land, and have both the profits of the farmers and the rent of the land, but they would have the difficulties of both parties to meet.

2891. Then leaseholders in Scotland having long leases would be in the same situation as those small proprietors?—Yes.

2892. Unless the kindness of their landlords allow them to give up their leases?—Yes.

2893. That is frequently the case, is it not?—The landed proprietors of Scotland act very liberally, in general, if a man says he cannot pay his rent.

2894. In general, when a landlord finds that his tenant cannot go on, he allows him to get out of the lease?—Yes, in general.

2895. What is your opinion of the last wheat harvest in Scotland?—I think the last wheat harvest in Scotland may be considered a fair average over Scotland.

2896. Do you think small proprietors in Scotland are less in number than they used to be 20 years ago?—I do not know that there can be much change upon the whole. There have been transfers of land, and some small properties have been bought up by large landed proprietors.

2897. Will it not follow that the small proprietors are diminished in number?—It may be to a small extent. On the other hand, some large properties have been split down and sold to gentlemen who have made fortunes by mercantile business or otherwise. On further reflection I should think those have more than balanced the small properties which have been bought up.

2898. You say that tenants have been for the last two or three years in the habit of breaking up grass, and that that has improved their grass crop ; is that a new discovery?—No. I was asked whether there was any land which had not been usually cultivated broken up, and I said there had been a little ; but I understood the question to have reference to an inferior description of land, such as was broke up for improvement during the period of high prices.

2899. Do you see any distinction between farms in the Border counties and those in the Middle districts in Scotland?—The farmers in East Lothian have suffered more perhaps than in any county in Scotland.

2900. How are Berwickshire and Roxburghshire as compared with the Lothians?—I think there is not much difference ; they were supposed to have suffered in the first instance, but they have been benefiting lately by the introduction of bone-dust, and so on.

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2901. Can you state what the profits of farming were during the war?—They were very various.

2902. Do you think they were less than 10 per cent.?—No; a tenant could scarcely live with 10 per cent on his capital.

2903. What was the general profit upon his capital?—During the best times they had sometimes 20 per cent. over their livelihood.

2904. Do you suppose they are making now more than six per cent.?—I should think some of them are not making enough to keep their capital entire.

2905. When you said 20 per cent. during the war, that was on a 19 years' lease granted previously to the war?—Yes; from the circumstance of the lease coming out at such different periods, it is impossible to take an average; a man who has had his lease two years sooner or later might have more or less: it was all gambling together.

2906. Would you yourself embark capital in land now as you would 15 or 20 years ago?—I would not have embarked capital 19 years ago if I had thought it possible to return to a sound currency so soon as we did. I would not embark it now if I were not already in the profession, because things are very unpromising.

2907. According to our currency now, what do you conceive to be the natural currency price of corn under the present corn laws; suppose an average season with our present currency, what do you think the price of corn should be?—I think with the present state of the currency and corn laws, the price of wheat is likely to be about 50s. per quarter on an average of years.

2908. Do you understand the operation of the corn law to be this, that, supposing an average season, it has permitted the importation of foreign corn, so as to allow the price of corn to fall below 50s.?—No; but in years of great abundance I think its operation would be to depress the price of wheat to something below 50s.

2909. When the price of corn is 50s. the duty is 40s., is it not?—I cannot say exactly.

2910. Do not you think that would operate to prevent the importation?—I think it is very likely; they would not be able to depress our price on an average of years below 50s.

2911. You have stated that you think it will make no difference to the farmer whether paid higher or lower prices, provided rents be in proportion to those prices; supposing wheat was to fall from 8s. to 6s., do you consider that the same taxation could be paid out of the 6s. as out of the 8s.?—I am not sure; that is a difficult question to determine. I think it is impossible to pay as much taxation out of 6s. as out of 8s. unless there were some other change to balance that.

2912. Do you think there is an understanding in the country that the present corn law tends to keep up prices?—There was such an understanding, but I think now that they do not expect it will keep it up to 60s.; but they did expect in the year 1828 and 1829 that it would have that effect.

2913. Do not you think the landlords were more lenient in letting their lands at a higher than a lower price?—In Scotland lands are generally, and for a good while past have been, advertised, and the highest offer, if from a substantial tenant, has been taken. There have been gentlemen who have let their estates on different principles; but if the highest offerer has a good capital, and is a good farmer, he in general will get the farm.

2914. In the parts of Scotland you know, can you give any opinion what proportion the capital vested in the soil bears to the entire rental?—No.

2915. Are you aware of any general calculation being made?—No.

2916. If it should be stated on considerable authority, that out of a supposed rental of 35 millions for England and Scotland and Wales, 25 millions was the interest of the capital absolutely invested in the soil, and that the investment was made upon the consideration of a rate of prices equal to 8s., would you consider it safe and just to lower the prices?—I think it could be justified only by necessity. If it could be avoided without doing a greater injury to others interested it ought; but it is matter of expediency what should be done in that case.

2917. What proportion does the inferior soil, which employed less labour, bear to the whole?—It bears a pretty large proportion in Scotland.

2918. The inferior soil, which now employs less labour than 20 years ago, bears a pretty large proportion?—Perhaps a sixth or a seventh of the cultivated land.

2919. Have

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2919. Have you mentioned how low you think corn might fall in an abundant harvest under the present corn laws?—I have not, and I think it is impossible to form a satisfactory opinion on the point. It would depend on the crop here and on the Continent. We have often good and bad crops on the Continent and in Great Britain in the same year. In my opinion Mr. Tooke, in his book on high and low prices, has shown that to be the case very clearly.

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Sabbati, 1^o die Junii, 1833.

THE RIGHT HON. SIR JAMES GRAHAM, BART.

IN THE CHAIR.

Mr. William Simpson, called in; and Examined.

2920. WHERE do you reside?—At Loversall, near Doncaster.

2921. What is your occupation?—I am a farmer and land valuer.

2922. Are you a rent-payer?—Yes.

2923. To a considerable extent?—I pay more than 1,200 l. a year rent.

2924. Have you been accustomed to the cultivation of land from your youth?—Yes, always since I left school at 15.

2925. How long have you been employed as a land valuer?—About 17 years, I think.

2926. Have you been extensively so employed?—Yes.

2927. By great landed proprietors or tithe owners?—By both.

2928. In what district of Yorkshire have you been so employed?—I think within 12 or 15 miles about Doncaster generally; sometimes I have to go a good deal further.

2929. Are you a native of that part of Yorkshire?—Yes.

2930. The district to which you are prepared more particularly to speak is a circle of what extent round Doncaster?—From 12 to 15 miles.

2931. What is the nature of the soil of that district?—It is very various. There is a good deal of sand land, a good deal of clay, and a deal of limestone; we have sand on one side of Doncaster, clay on another, and limestone on another.

2932. There is a great variety?—Yes; and a great deal of peat soil in our neighbourhood.

2933. Is there much of the best quality, or is it, generally speaking, of inferior quality?—There is some very good land in the neighbourhood of Doncaster, and some very inferior.

2934. In average seasons, how much wheat per acre will the best land produce?—Three quarters, on an average, the best land.

2935. In valuing land you have some scale upon which you form your estimate of prices, have you not?—Yes.

2936. Six or seven years ago, in valuing land, what was your scale for wheat?—Sixty-four shillings a quarter.

2937. For barley?—I think about 36 s.

2938. For oats?—About 24 s.

2939. For butcher's meat?—We reckoned 6 d. a pound for butcher's meat.

2940. Have you had occasion, within the last year or two, to change your scale, or do you adhere to the old scale?—We have been obliged to change the scale.

2941. In valuing land now, what is the scale you would use for wheat?—About 60 s.

2942. For barley?—About 32 s.

2943. For oats?—About 22 s.

2944. For butcher's meat?—The butcher's meat is much about the same price as it was then; it has not fallen much.

2945. This reduced scale is a scale which, with a view to the safety of the tenant, and the security of the future rent to the landlord, is that you would now use?—Yes, according to the prices of last year.

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2946. Do you think, according to the present prices, the prices of the last year, that scale could be maintained?—No, not according to the present prices; the prices of last year are according to the scale laid down.

2947. Have the prices of grain been very steady for the last four or five years?—Yes, tolerably so; they are lower than they have been.

2948. Do you ever recollect the price of grain more steady than it has been for the last five years?—No, I have never known it so steady, since I have been a farmer, as the last five years.

2949. Speaking generally, not with reference to your own farm, for which you pay 1,200 *l.* a year rent, should you say that the present rents could be maintained at the present prices, which entailed upon you, in valuing land, the necessity of adopting this scale?—The present rents cannot be maintained.

2950. Leaving your own out of the question, and speaking generally of the circle about Doncaster with which you have been conversant, and now are, can the rents now generally paid be maintained if the present prices continue?—Certainly not; they are much higher than the present prices.

2951. How much higher should you say they are than the present scale for paying rent?—I should think some 20 per cent.

2952. Since the war what reduction have the landlords already submitted to, without reference to the reduction you look to?—They vary very much; some have reduced 25 per cent.; some more, some less.

2953. Taking the average, what should you say had been the reduction since the war?—I should think 15 per cent.

2954. If present prices continue, 20 more, in your opinion, must be submitted to?—I have not the least doubt of it on some estates.

2955. Has the produce increased or diminished within the last eight years?—Those farms under considerate landlords, held by tenants of capital, are managed as well as ever they were, and as much produce produced on sound soils, of either corn, beef or mutton, as formerly.

2956. Are you speaking of the best land, or do you make the observation generally on all the land?—I make the observation on farms tolerably easily rented by a good tenant with capital.

2957. Do you mean whatever the quality of the soil?—I mean on sound good soils.

2958. Of the worst lands in this district, within the last five or six years, has much been thrown out of cultivation altogether?—There is a great deal of it that cannot be let; the landlords get it into their own hands. I have valued land as low as 2*s.* 6*d.* an acre this year; it is on the hands of the owner, and cannot be let; the whole farm averaged 9*s.*

2959. What was the quantity?—I should think the whole 900 acres.

2960. Is there much land now in the neighbourhood of Doncaster untenanted?—There are a good many farms unlet.

2961. How long have they been without an occupier?—Some this year, and some two or three years.

2962. Is the land round Doncaster generally let on lease, or from year to year?—From year to year.

2963. Of this land which remains so unoccupied are the landlords unwilling to consent to the 20 per cent. reduction?—For the inferior lands I dare say they could not find tenants at any rent.

2964. What is the quality of that soil?—Black gravel; it is very bad; part of it peat.

2965. Would it grow wheat?—No, chiefly rye and oats.

2966. What sort of rent has been asked hitherto up to the last year or two for that land, up to the last 10 years?—I am sure I do not know; it has been let for more; the present tenant is leaving the farm I allude to.

2967. Is this tithe-free?—Yes.

2968. What is the poor-rate upon it?—It is not very high, about 1*s.* an acre.

2969. Eight shillings an acre rent, and 1*s.* poor-rate, and tithe-free?—Yes.

2970. In ordinary years what will it produce?—The wet land might produce wheat if it could be kept dry, but it is liable to floods; it is generally sown in oats.

2971. What would it produce in oats in an ordinary season?—Perhaps three quarters per acre.

2972. What

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2972. What is the rotation upon that land?—The black gravel lies in grass four or five years, and then it is fallowed out of swarth (it would not grow a crop upon the swarth), then sown with rapes or turnips, to be eaten off with sheep, and afterwards sown with rye and laid down again to grass.

2973. They take a crop of rye?—Yes, to renew the swarth that plan is adopted; it is not worth ploughing.

2974. Do the farmers bestow as much labour upon their land as they used to do seven or eight years ago; the question not referring to this black gravel, but to soils of better quality?—Those that can afford it do, but many cannot afford it; the poorer farmer cannot afford it.

2975. Is there any particular diminution of the labour employed on land round Doncaster?—Certainly there is.

2976. Is that felt by many agricultural labourers being now out of employment?—A great many are out of employment during the winter; they are more employed during the summer.

2977. You say your poor-rates are 1 s. an acre?—Yes, on a particular parish; but there are some 12 s. and 14 s.

2978. Are the poor-rates much increased of late years?—Yes.

2979. Can you state what would be the average increase within this circle within the last few years?—I should think they have increased within the last five years; but it depends so much where the estates lie; upon the agricultural parishes perhaps one-fourth.

2980. Will you confine yourself to the agricultural districts?—I think they must have increased within the last five or six years one-fourth.

2981. In those agricultural districts in which the poor-rate has increased one-fourth, is the Committee to understand that rents must come down 20 per cent. generally, if present prices continue?—I cannot say generally; I think I said 15 per cent.; but there are some who have lowered their rents within the last year or two.

2982. If the poor-rate has increased 25 per cent. without this reduction of rent, and you think the 15 per cent. reduction necessary, will the labourers be better employed after that, in your opinion?—No doubt the better means the farmer has of employing them the more they will be employed.

2983. Your opinion is, that the reduction of rent will have the effect of reducing the poor-rate?—Yes, either the reduction of rent, or a rise in the price of corn; we would rather have a fair rise in the price of corn.

2984. In your opinion, a reduction of the rent would have the effect of enabling the farmers to employ a greater number of labourers?—Yes, most undoubtedly.

2985. Do you think that when once rents have found the level of prices, the question of price is very material to the farmer, if his rent be lowered to the level of prices?—Very material.

2986. In what respect do you think that material, if he be not under lease; except as the price affects his stock on hand, in what respect do you think the price affects the interest of the farmer?—Every bushel of wheat that is produced costs the farmer a certain sum, independent of rent, in labourers' wages, assessments and every other expense upon his farm. I calculate every bushel of wheat costs the farmer 5 s. 6 d.; I also calculate that about 20 s. per quarter for wheat, taking barley and oats, and other produce in proportion, is required for rent, which, added to 44 s. per quarter, is the price we ought to have for our grain to pay both landlord and labourer the present rents and wages.

2987. You state that the reduction of rents would lead to a reduction of rates?—No doubt.

2988. That would reduce the expense of cultivation?—Yes.

2989. Do not you think that the lowering the price of grain generally has the effect of lowering wages?—We have not lowered our wages in our neighbourhood; though corn has lowered we have paid the labourer the wages we have for four or five years.

2990. How do you account for wages not falling, when you say the number of labourers out of employ is greater; how is it wages do not drop?—Because we most of us have a certain number of men that we employ both summer and winter, and we give them 2 s. a day in winter, and by task-work they will make about half-a-crown; it is only those who have not fixed masters that are thrown

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upon the rates ; we might perhaps want one or two each if we could afford to employ them.

2991. If there are a number of men on the market not employed, does not that lower the rate of wages?—No, not with us ; I keep a set of men, and if a man does not commit a fault I keep him on in constant work, and give him 2 s. a day, and frequently give him task-work, by which he can make 2 s. 6 d. and 3 s.

2992. Have not your wages dropped since the war?—Yes ; they had half-a-crown a day then, and at one time I think 3 s. when corn was very dear, about 1813.

2993. When did the reduction of wages take place?—I think in 1822.

2994. What made you reduce them in 1822?—Because corn was very low.

2995. If corn became very low again, should not you reduce them again?—We perhaps might ; we do not alter every year ; we have given them the same wages under an impression that corn would rise.

2996. The price of articles used by the labourers has fallen, has not it?—Yes, clothing is lower I believe.

2997. And sugar and tea and bacon, and articles used by the labourer, have come down, have not they?—Yes, things are cheaper ; I do not think bacon is much lower in the country.

2998. Cheese?—They cannot buy that for less than 6 d. a pound.

2999. Was not that higher?—Yes, at one time they used to pay very dear for it ; but it is not higher than it was five or six years ago.

3000. Generally speaking, the articles used, whether of clothing or food, by the labouring classes, are cheaper than they were within eight or ten years?—Yes.

3001. Their wages not being reduced, and many of the articles used by the labourers being reduced since 1822, are not they better off than they were?—They are satisfied ; they do not complain.

3002. Do not you think their condition better than it was ; that they have no reason to find fault?—I think in 1822 they had 10 s. a week, and that we raised them 2 s. a week in 1825.

3003. Their condition is better?—They do not find fault ; they would like higher wages if we could afford to pay them, which we cannot without some alteration in rents or markets.

3004. You pay your wages in money?—Yes.

3005. They have no allowance of corn at a lower price than the market price?—No, it is not the practice.

3006. Upon the strong lands about Doncaster is there as much money actually laid out in labour upon them as there used to be?—I believe not.

3007. There is some strong clay land?—A good deal.

3008. Is that wheat land?—Yes.

3009. In ordinary years what used that land to produce an acre?—I should think the last five years it has not produced two-thirds of an average crop.

3010. There have been some very bad seasons?—Yes.

3011. That has been owing to the weather?—Yes, wet seasons.

3012. Is there as much labour expended in keeping that land dry as there used to be?—No ; I think the clay lands are going out of condition.

3013. How is it that clay lands are going out of condition?—For want of capital to employ labourers.

3014. Are the ditches as well scoured as they used to be?—With the best tenants who have capital they are.

3015. What is the rent generally paid for that stiff clay land?—From 20 s. to 30 s. an acre,

3016. Is that tithe-free?—Part of it ; I would say tithe-free at 30 s.

3017. What would be the produce in an average season of that stiff clay land?—I should think 20 bushels an acre.

3018. In its present state of cultivation?—As it has been the last five years ; there were great crops in the years 1826 and 1827.

3019. Those were very favourable seasons?—Yes, they were.

3020. Speaking of average seasons, neither taking unusually abundant seasons, the weather being favourable, nor very adverse seasons, the weather being very wet, should you say that in average years the wheat produce of this land within the last five years has diminished, as compared with what it produced 10, 15 or 20 years ago?—The best managed clay farms have been reduced, I should think, at least one-fourth, and some of the worst have reduced half within that time.

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3021. Speaking of average years?—Yes.
3022. Used artificial manure to be employed upon those lands?—They use a good deal of lime.
3023. Is there more lime used than there used to be?—I believe not so much.
3024. Used they to buy or lead any artificial dung?—No; what they chiefly use is lime and rape-dust.
3025. Has the quantity of rape-dust very much diminished?—A great deal.
3026. Since when have they diminished the use of that?—The last six or seven years; they use part now, but less than they used to do.
3027. What is the bargain between landlord and tenant about keeping up farm buildings?—The tenant is to keep them in tenantable repair.
3028. Are they in as good condition as they used to be 10 or 15 years ago?—No.
3029. In what proportion should you say the fee-simple value of them was diminished within the last 15 or 20 years?—I was surveying a farm lately, and 120 *l.* was assessed for dilapidations.
3030. The tenant had gone wrong, perhaps?—Yes.
3031. Take the case of solvent tenants; are their farm buildings in worse condition than they were?—What I said before will apply to them; that the buildings and the farms of tenants of capital are kept in repair, and others are altogether bad.
3032. Is the capital going away from the tenants in your neighbourhood?—There is not a doubt of it.
3033. Are the landlords getting rich, in your opinion?—I cannot tell that.
3034. Have many of them left their family mansions, or are they all living as they did before?—There are many living with us.
3035. Have many left?—Not a great many, I think, round us; there are some called to Parliament.
3036. What will be the effect on the landlords of a reduction of 20 per cent. rent?—A very bad effect, I think.
3037. With regard to the poor, how are they managed in your neighbourhood now; is the Select Vestry Act much in operation?—Generally in the large towns; we do not, in our small village, have a select vestry.
3038. Do you give relief to people out of the workhouse?—We have no workhouse in our village.
3039. Is the system of giving relief out of the workhouse known or unknown in this circle about Doncaster?—It is known, but not generally practised.
3040. Do you pay cottage-rents out of the poor-rate?—No, not the labourers' tenements; only for the widows and those that cannot work.
3041. Do you give them any increased allowance on an increase in the number of their children?—No; if they go upon the roads we pay them according to their families.
3042. An able-bodied man coming upon the parish is sent upon the roads?—Yes, if there is no employment; if none of the farmers want his services.
3043. Is he paid by task-work?—No, by the day.
3044. What has been the effect upon the highway-rates; have they fallen or increased lately?—They have increased the last six or seven years.
3045. Have they increased much?—Not so much in our township as in the adjoining townships.
3046. To what extent?—I cannot say; I have not examined the accounts, but I see more men upon the roads.
3047. Has the county-rate increased with you?—Yes.
3048. Since what time?—I should think our county-rate has nearly doubled within the last 20 years.
3049. The Committee are to understand that the local burthens in the shape of county-rate, poor-rate and highway-rate are all increasing?—Yes.
3050. Since what time?—I think that the county-rate has been increasing ever since they began to repair York Castle; it may be 10 years ago.
3051. Since they have done building the gaol has the rate diminished?—No, it has never diminished; our county-rate has been one-third of the poor-rate.
3052. The price of all produce except meat has fallen?—Yes.
3053. You have had no reduction of rent since when?—Some have reduced their rents.

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3054. Generally speaking, has there been a reduction of rent within the last five or six years?—Yes, with some landlords; some have not lowered their rents since the war, but they were not raised to the war prices; they have not in some instances been raised or lowered during the last 30 years.

3055. When you speak of the black gravel, is that land on which sheep can be fed?—They may live upon it, they will not feed upon it.

3056. They do not rot upon it?—No, it is dry land.

3057. Sheep can breed upon it?—Yes, they may keep them; it will not do for young lambs at first; it is worth nothing in reality.

3058. You stated that the poor-rates have increased in your neighbourhood about a fourth?—Yes.

3059. Can you give any instance of the increase of amount in any particular parish?—Our poor-rates were about 180 *l.* for our township for the year, now they are about 230 *l.*

3060. To what is that increase mainly attributable in your township?—Partly to the lesser farmers doing their own labour chiefly themselves.

3061. Can you state what number of labourers have been out of work in your township, or any other within your neighbourhood, within the last winter, or any preceding winter?—No, I cannot.

3062. In the land producing three quarters of wheat per acre, what is the rent at present paid?—About 30 *s.* or 32 *s.* per acre, and that tithe-free.

3063. Is that a turnip and barley soil?—Yes, it is; but it is not a dry turnip soil; it is tender to eat.

3064. Can you fold sheep upon it, and eat off the crop?—No, not in winter.

3065. What will be the amount of poor-rate per acre paid upon that farm?—I should think about 5 *s.* per acre.

3066. What reduction should you say that land must submit to; from 32 *s.* to what?—To about 25 *s.* I should think.

3067. It being tithe-free?—Yes.

3068. With respect to the stiff land, you stated that to be let at from 20 *s.* to 30 *s.* an acre; what reduction must be submitted to upon that land?—I should think, according to the crops they have had lately, it would be about a third according to the present prices.

3069. The crops last year have been peculiarly bad?—Not so bad as badly got.

3070. You have had a succession of bad crops upon that species of land for the last four or five years?—Since 1827.

3071. Had you a bad crop last year?—Better last year; but there was a great deal out in the rain, and that sells at a very low price.

3072. It was not an abundant crop in your part of the kingdom, was it?—It was the best crop on the clay soils there has been since 1827, though they complain very heavily.

3073. Do you conceive that to have been a good crop upon the clay soils?—It would have been a fair crop if it could have been well cut, but it was not well got in.

3074. You have stated that the fall in your scale of 64 *s.* to 60 *s.* would cause a reduction of rent of about 20 per cent.?—Yes.

3075. If the price of corn was to be about 50 *s.* per quarter, what would be the fall in rent?—It would be little more than half the rent; if it was 40 *s.* there would be no rent at all, I should think.

3076. You say that the prices for the last five years have been very steady?—Tolerably steady.

3077. Do you mean to say that the years 1828, 1829, 1830 and 1831 have been steady, and also the last year; has there been no fall since 1831?—Yes, there has been both a rise and a fall.

3078. Has there been no fall in wheat since the more abundant harvest of 1832?—Yes.

3079. The present price of corn is about 54 *s.* or 55 *s.*?—Yes.

3080. Do you consider that the prices of 1828, 1829, 1830 and 1831, when wheat bore a price of from 60 *s.* to 64 *s.* under the deficient harvest which took place, were remunerating to the farmer?—I think they were, upon the sound soils, where they could get good crops.

3081. That is, upon the high soils that suited a wet season?—Yes.

3082. But upon those soils which were not very sound, in a wet season they were not remunerating?—They were not.

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3083. What is the great portion of the wheat soil, is it upland?—The clay land is the great portion of wheat soils.

3084. On the great proportion of wheat land, the price of corn was not remunerating to the farmer?—No, certainly not.

3085. If prices were to continue at 50s., though there is not much land untenanted at this moment, how much do you suppose would become untenanted?—A great quantity.

3086. What portion of land in your neighbourhood do you think could bear the rent if wheat was only 50s. a quarter?—Not half of it; some could bear no rent at all.

3087. It would be the subject of rent?—Yes, but very small.

3088. You remember the war-time, do not you?—Yes.

3089. Do you remember the particular years since the war?—Yes.

3090. Do you remember 1815 and 1816?—Yes.

3091. Were those good or bad years?—In 1816 corn got very dear; in the spring of 1817 very dear indeed.

3092. The question refers to 1816, before harvest?—I do not remember any bad year during the war.

3093. Do you think, taking the labourers altogether, they are as well off now as they were during the war-time?—No, I think not.

3094. Taking the employed and unemployed together, you think they are not as well off now as during the war?—No.

3095. You think they enjoyed as much of the comforts of life during the war-time as they do now?—Yes.

3096. Was not the year 1816 a very wet season?—Yes, there was a great deal of spoiled corn.

3097. Do you remember the farmers complaining in 1817 and 1818, in consequence of the deficiency of harvest?—No.

3098. Do not farmers generally complain when there is a scarce year?—I do not recollect their complaining till 1821 or 1822, in consequence of the low prices of produce; the low price of sheep as well as corn.

3099. You say there is a great reduction in the produce of the clay soils, and that those are wheat soils; would you be inclined to take a farm yourself upon those clay soils?—No, I would not have one at any rate.

3100. You have been asked as to the condition of the landlords; do you think there is the same appearance of wealth among the landlords that there used to be?—I do not think there is any difference.

3101. Do you think they are as hospitable as they used to be?—Yes.

3102. Have you a good number of yeomanry?—Yes, persons with 1,000 l. a year, or so.

3103. Had you many of from 50 l. to 300 l. a year during the war-time?—Yes, there were some.

3104. Farming their own land?—Yes.

3105. Have you many of that class of persons now?—No, they are nearly all gone; they are many of them bankrupts; many have bought farms and borrowed money; I have been assignee to several myself.

3106. Were not some of those men who had not borrowed money?—I speak of farmers who had 4,000 l. or 5,000 l. buying their farms 25 or 30 years ago; they have been obliged to sell; I have been assignee to some of late.

3107. How much had they left of their original 5,000 l.?—Nothing.

3108. Turning to the next class of landlords, those who have about 1,000 l. a year; do you think there is a perceptible difference in their mode of living; do they keep as many servants, and so on?—No, certainly not.

3109. Are they as fond of giving a glass of ale when persons go to their house?—Yes, I have always had a glass of ale at a gentleman's house when I go there.

3110. Are you in the habit of going to the Doncaster market?—Yes.

3111. Are you at all in communication with the tradesmen in Doncaster?—Yes.

3112. Do you think they drive as profitable a trade as they used to do 10 or 15 years ago?—I should think not.

3113. That you have collected from them?—Yes.

3114. What have you heard said at the public-houses?—They wish the corn was higher.

3115. Do they say that farmers spend as much at public-houses as they did?—I cannot say.

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3116. How does land sell in your neighbourhood?—We cannot sell it at present; I have a great deal on sale now, but I cannot sell an acre of it; I should think I have 2,000 acres to sell within six miles of Doncaster; part was advertised last year, and is advertising now again.

3117. You do not find it easy to let it?—No.

3118. How many years' purchase do you require?—Twenty-five to thirty, depending upon the eligibility of the situation.

3119. Is the 25 or 30 years' purchase upon the net or the gross rent?—Upon the net rent.

3120. Excluding the poor-rate, tithe, and so on?—Yes.

3121. Is that rent fixed upon the rent of 60 s., or a lower scale?—It is upon the scale of 64 s. we have been valuing; but at present we should value at 60 s.

3122. What is the number of years' purchase you are asking upon the land you are attempting to sell?—I think we should take 27 upon it.

3123. Is that valuation founded on the old scale of 64 s., or upon the scale of 60 s.?—Upon the old scale; it has been valued two or three years ago; we might take less now if we could find a customer.

3124. Supposing you valued at the present price, do you think you could sell it?—No, I think not.

3125. Supposing you took off one-eighth of the rent, that would be one-eighth of the fee-simple, do you think, if you took off one-eighth of the fee-simple, you could not sell it?—I think not.

3126. Is the property you refer to very bad land?—One estate is very bad land; it is not all bad; some let at 30 s. an acre, some as low as 7 s.

3127. Supposing 100 farmers to be taken indiscriminately from the district of which you are speaking, and to be sold up, how many of those, do you think, would have anything left?—I should think half the smaller farmers would be insolvent.

3128. What do you mean by the smaller farmers?—Tenants renting from 50 to 150 acres.

3129. You say the price of meat has kept up very considerably?—The price of beef and mutton is high enough; we are quite satisfied with the present prices.

3130. Can you attribute to any cause the keeping up the price of meat and the lowering the price of corn at the same time?—I fancy it was the rot in the sheep that caused the mutton to be dearer.

3131. Has there been much rot in your neighbourhood?—No, more in Lincolnshire; there has been some round us; in fact, one of my neighbours lost all his flock but three.

3132. Do you suppose the rot in the sheep, causing a diminution in the supply of mutton, has any tendency to produce a rise in the price of beef?—I should think so.

3133. Are you to be understood, that the difference in the amount of your valuation, from 64 s. to 60 s., would infer a necessity for the reduction of 15 per cent. upon the rent?—Yes. As I explained before, every bushel of wheat costs a certain sum per bushel; independent of rent, there are the labourers' wages, the farm-servants' keep, blacksmiths' and carpenters' bills, the poor-rate, and reaping and thrashing, and every expense costs, for every bushel, at least 5 s. 6 d.

3134. You assume that as an invariable charge; are you justified in that assumption?—Yes.

3135. The seed varies according to the price of corn?—Yes; but that is but a small proportion.

3136. Will not all the other charges included in that vary too?—They may a little.

3137. On land bearing 24 bushels an acre, if there was a fall of 1 s. in price, would not that make a difference of 24 s.?—Certainly.

3138. Have you been in the habit of valuing tithes?—Yes.

3139. What is the system on which you value tithes of corn?—To fix a tithe-rent, if it is both great and small tithes, we reckon the land at what it is worth to rent, and take a sixth for tithe if it is two-thirds arable and one-third grass.

3140. After making that calculation, and taking that sixth, what deductions do you make from that?—We make no deductions from that; if land is worth 30 s. an acre, we reckon the tithe worth 5 s. if it is great and small, but if only great tithe it is a seventh.

3141. That you give is the gross income of the tithe to the possessor?—Certainly.

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3142. Do you find compositions usually accepted on those terms?—Yes.
3143. Doncaster is rather a high market, is not it?—Yes, it is rather a higher market than some.
3144. If you went to a great distance off, in counties where the markets are not so high, would you still value at the same rate of 60 s., 32 s. and 22 s.?—No.
3145. Would you make a corresponding abatement?—Yes.
3146. You consider that average as considerably above the average of the country in general?—Yes.
3147. You mean to say, that if the average of the kingdom is 60 s., rent must come down 15 per cent.?—Yes.
3148. It is now 53 s.; even if it were to rise 7 s. higher than it is, rents must come down 15 per cent.?—Yes.
3149. Did not you say from 15 to 20 per cent. in your former answer?—Yes; I look upon it the farmer cannot live at the present rent if wheat is under 64 s. a quarter.
3150. That is at the rent of 25 s. an acre?—Yes.
3151. Taking the last three or four years, being a farmer yourself, would you state what price you have sold your wheat at?—I cannot exactly.
3152. Do you think it has fetched 60 s. one year with another?—I should think it has.
3153. If the average price at present is 53 s., do not you consider the difference between the present price and 60 s. to be due to the large crop of the last year, and that the present price, low as it is, is equivalent to an average of 60 s. upon an average harvest?—No, I do not.
3154. You think the price is more below 60 s. than the crop is above an average crop?—I do.
3155. When you go round the country, do you think that the labourers of the country are generally in a satisfied disposition?—Yes, they appear to be satisfied with us and where I go.
3156. Do you hear of any great disposition to emigrate or go abroad?—No.
3157. Do you keep them in your own house during the year?—No; I have hired servants in my own house, but not labourers; they have cottages.
3158. Is it the system of your country to hire servants for the whole year, and to keep them in houses?—Yes.
3159. Do you hire at Martinmas?—Yes.
3160. Do you find as many servants are hired for the whole year as there used to be 15 years ago?—No.
3161. In what proportion are they less?—I cannot say, but they are not so many certainly.
3162. Was not there a difficulty in former years to get a servant after the hiring day?—There was, especially maid-servants.
3163. Do you find a difficulty now to get them after the hiring day?—Not the men-servants; there are plenty of them.
3164. Do you find a custom beginning to grow up of hiring for half a year?—No, not with us.
3165. You say if 100 farmers were sold up not above half would be solvent?—I referred in that to small farmers.
3166. In 1814 how many do you think would have been solvent?—I cannot say.
3167. Can you say anything about the relative quantity of rape-dust, lime and bone-dust used in the neighbourhood of Doncaster?—I think there are as many bones used as ever, but not so much rape-dust or lime.
3168. Do you know whether the stable manure is bought to the same extent?—Yes, but it is lower than it used to be; we get more bones; they are much lighter carriage.
3169. How many miles does a farmer lead dung from Doncaster now?—Very few more than four miles.
3170. Used they formerly to lead more than four miles?—I do not know that there is any difference in that respect.
3171. Do you think the supply of bone-dust has increased?—Yes.
3172. Has not the price increased?—It has increased the last year.
3173. You stated that you think 64 s. would be the price, upon an average crop, which would be required to pay the existing rents?—I do.

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3174. The farm being let from year to year, how do you account for the fact that farmers take leases which are so evidently ruinous to them, supposing 64s. to be the saving price?—They are yearly agreements; there are no leases.

3175. How do you account for the fact that farmers, who are as shrewd men in Yorkshire as in most parts of the world, should take, from year to year, leases on a calculation of 64s. which is so much beyond the known average of corn for some years past?—The farms that have been taken within these few years have generally been taken under, but many of the old takes, which have been long in the hands of the present occupiers, still remain high.

3176. What proportion are upon the old leases and what proportion upon the new; should you say one-third, or half?—There are two-thirds upon the old, I should think.

3177. You make a distinction between new takes upon lower terms and the old takes on higher terms; what proportion do you think there is of the land about you upon those old takes on high rents which you say farmers cannot afford to pay?—I should think two-thirds.

3178. They are upon lease, are they not?—No, they have been taken at first, perhaps 15 or 16 years ago.

3179. Still they have been held from year to year?—Yes.

3180. How do you account for it that the farmer does not throw up those takes when he is so evidently losing?—He is fixed there with his family, and perhaps cannot meet with a situation that would suit him so well.

3181. If a man knows that he will be insolvent when he is sold up, will not he remain upon his farm as long as he can?—Yes, many will.

3182. Are not those old takes generally the better sort of farms?—Yes.

3183. They are more difficult to get than others?—Yes.

3184. Has there been much change of tenantry in your neighbourhood?—A great deal.

3185. Do you find the sales more numerous than they used to be?—Yes, there have been more sales the last spring than formerly.

3186. Do you happen to know the history of any of those tenants who have been sold up and left their farms of late?—Some of them take a few acres of land and keep a cow, and some who were farmers a few years ago are breaking stones upon the roads.

3187. Farmers of how many acres?—Farmers of 150 acres; there is one breaking stones by Doncaster Race-course who was a farmer of 150 acres a few years ago.

3188. Have there been many instances of that?—Yes, I have known several; there was one instance last week of a farmer of 380 acres, which was left him clear by his father.

3189. What were his habits; were they sober?—No, he was not very sober, I confess.

3190. You say that small proprietors have been obliged to sell their properties; who have been the purchasers?—Generally persons from Leeds and the manufacturing districts.

3191. Have the large landed proprietors added to their estates?—No, scarcely any.

3192. Is there much timber in your neighbourhood?—Not much, except on the old estates.

3193. Speaking generally, of the men who have fallen so much in their condition, do you know many of industrious habits and prudence who have become insolvent upon their farms?—Oh, yes.

3194. Who have exercised the same prudence and the same foresight they used to do?—Yes.

Mr. Thomas Oliver, again called in; and further Examined.

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3195. IN your former examination a question was put to you, whether, except as a question of proportion, it was not a matter of indifference to the farmer whether he had high prices and high rents, or low prices and low rents, saving only the question of proportion between the two; you were understood to answer, that in your opinion it was a matter of perfect indifference, and that it was only a landlord's question; have you any desire now to qualify that answer?—Yes; I think it is only a landlord's concern, in the long run, after prices and rents, wages of labourers,

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labourers, &c. &c. have adjusted themselves ; but during the adjustment the tenant will suffer considerably, and I think probably the agricultural labourer will suffer severely. Because if we import a very large quantity of foreign corn, the cultivation of corn at home must be proportionably diminished, and the diminution of employment for agricultural labourers must be equal to the diminution in the cultivation of corn. Now, as lands of inferior quality would be first thrown out of cultivation, the number of labourers that would be deprived of employment would also be very considerable, consequently I think great distress would be occasioned from want of employment, although that distress would, as a natural consequence, be in proportion to the quantity of land thrown out, and the quantity of land thrown out would be in proportion to the quantity of grain imported over and above that imported under the present corn laws.

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3196. If the burthen of maintaining the labourers still rested upon the land, that increased burthen would fall upon the diminished quantity of land in cultivation?—Yes, and upon the diminished rents, which would follow the reduction in the price of corn.

3197. Consequently, that falling on the land, it would be simply the increased burthen of the labourer thrown out of employ by the increased burthen falling on a smaller surface of cultivated soil?—Yes.

3198. Should you give it as your unqualified opinion that the diminution in the crop at home will be in exact proportion to the quantity of foreign corn admitted?—No, I should think it would be much greater ; that is to say, a much greater quantity of grain would not be grown at home than the quantity imported ; or in other words, there would be a greater quantity of corn not produced at home than merely the quantity introduced from foreign countries.

3199. Why should you come to that conclusion?—Because when we cultivate a farm there is then a proportion of corn raised for feeding the farm horses and for seeding the land. If we get our supply from the Continent, we require only that proportion which used to go to the market ; the moment we give up cultivating any part of our lands, the demand for the seed for that land, and the demand for the corn used in feeding the horses employed in its production, also ceases ; therefore I mean to say, that an importation to any considerable amount would not only do away with the necessity of producing that quantity at home, but the quantity produced for horse feed and for seed for the land.

3200. Will you state the probable amount which you think would be so imported?—I think it impossible to say what the probable amount would be. With a free trade, I think the amount would be very great indeed, but without knowing the precise law under which it is to come in I cannot form any conjecture.

3201. Do not you conceive, supposing an alteration in the law, and more foreign corn admitted, there would be a larger consumption on the part of the people of this country than there is?—It may reasonably be supposed that the diminution of price would increase the consumption, but if the means of the labourer are diminished at the same time, the effect of the diminution of wages would be to deduct from the effect of the low prices.

3202. Do you not conceive there would be a larger consumption, supposing prices to continue the same, inasmuch as there would be a larger trade carried on by the country at large?—Anything, in my opinion, that would give the great body of the people a greater command over the necessaries of life than they have at present would increase the consumption, and if the trade were to increase, and the wages of labour to increase (I mean the real wages of labour, that is, a greater command over the necessaries of life), I would anticipate an increased consumption ; but if the means to purchase are not increased, I do not see that an increased trade would cause increased consumption.

3203. Supposing the amount of manufacture were considerably augmented, do you not conceive that very fact would lead to the employment of a larger proportion of labourers, and consequently to a greater consumption of food?—I think it is likely, to some extent.

3204. In your answers to these questions you assume that there would be a very great difference in the price of corn in this country resulting from an alteration of the law ; have you in those answers contemplated merely a free trade or an alteration of the law to the system of more moderate duties?—I would say, that if there was a system of more moderate duty adopted, the diminution of price would not be so great as that of a free trade. If a duty of 10 s. on wheat, and on other grains in proportion, were fixed, I am of opinion there would be a considerable fall in the

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price of corn as compared with what it would be under the present law ; because the people who supply us with foreign corn would then have an absolute certainty of a considerable quantity being got into this country annually, and they would raise it for us ; in that case a demand from us would not have the effect of raising prices on the Continent nearly to the same extent as the same demand does now, when they have raised but little corn over and above what they intended for their own consumption. In that way they would be able, on an average of years, to send corn cheaper under a fixed duty of 10*s.* than they do under the present law, though the getting it into this country is not so uncertain as it was under the law of 1822.

3205. Have you formed any opinion of what would be the price of corn in this country, supposing the trade in corn were entirely free?—I think it would very likely be what it was about the year 1792.

3206. What was that?—I do not at present recollect, but somewhere about from 38*s.* to 40*s.* a quarter for wheat. In saying 1792, perhaps I was wrong ; for there was a very deficient harvest in 1792, but in that year the prices, I feel pretty confident, were not much above 38*s.* or 40*s.* a quarter for wheat*.

3207. Do you know what was the price between 1780 and 1790?—I do not remember at this moment ; I have the means at home.

3208. Should you unequivocally answer, that the prices between 1780 and 1790 were below 40*s.* a quarter?—I will not positively answer that, not having the rate of prices before me ; but I am speaking, to the best of my recollection, of the year 1792.

3209. Supposing the price of corn in this country were to fall below 40*s.* a quarter, what quantity of foreign wheat do you imagine would be imported into this country, no duty being paid upon its import?—Perhaps between three and four millions of quarters.

3210. Have we, under any circumstances whatever, imported the amount of four millions of quarters?—Not of wheat.

3211. What, in your opinion, might be reckoned upon as the average price of corn in this country, supposing the present law to continue without alteration?—I think about 50*s.* a quarter for wheat, and all other kinds of corn in proportion.

3212. You think you cannot fairly estimate in labour and expenses a price beyond 50*s.* under the present system?—I think not.

3213. The price of the last few years has been considerably higher than 50*s.*?—It has, because we have had deficient harvests.

3214. Deficient since what period?—In Scotland, 1827, 1828, 1829, and 1830 were deficient ; 1831 was somewhat deficient also ; and 1832 was about an average crop, taking all descriptions of corn.

3215. In contemplating 50*s.* as the average, you would contemplate it very much below 50*s.* in years of abundance, and above it in years of scarcity?—Yes.

3216. Have you from any inquiries you have made formed an opinion of what would be the average price of corn, probably, in this country, supposing the present system were altered from a variable duty to a fixed duty of 10*s.*?—I think I said before that I thought the prices would fall considerably under what they would with the present law, under which, in my opinion, wheat will average 50*s.* a quarter, and other grain in proportion.

3217. You think they would fall considerably below 50*s.*?—Yes.

3218. Will you state the ground on which you form that opinion?—The present law operates as a considerable obstacle to the cultivation of more corn on the Continent than is required for the demand, exclusive of the supply of the English market, because it is always uncertain whether they will get it sold in this country or not in the year in which it is grown, or even in the following year. With a fixed duty of 10*s.* they would feel pretty sure of getting it in either the year in which it is grown, or in the succeeding year, and they would be able to form very soon an estimate of the quantity they could send us at the price which prevails in our markets ; and in that way I think we should have a larger supply from abroad with a 10*s.* duty on wheat, on the average of years, than we should with the present law ; besides, I see that the price of wheat at Hamburgh, where the corn trade is free,

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* According to the Statement made up by the Receiver of Corn Returns the average price of British wheat per Winchester quarter, in England and Wales, was, in 1792, 42/11, (2*l.* 2*s.* 11*d.*)

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on the average of the last 10 years, from 1822 to 1831, inclusive, is 26 s. 6 d. a quarter. The expense of bringing it here cannot be very great; it cannot exceed 5 s., or 6 s. or 7 s. a quarter, at the outside, in the time of peace; and I know in this last week that very excellent Dantzic wheat was warehoused at Leith at 38 s. a quarter, after all charges were paid. I am quite aware if one were to demand a large quantity, the price abroad would rise just now, because they are not prepared at present to supply us with a large quantity; but if we were to let them know two or three years before (which would be the effect of a fixed duty) they would prepare for us, and the rise of price would be less than would be occasioned by a demand at present.

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3219. Supposing the duty in this country to amount to a prohibition, do you not conceive that would of necessity lower the price of corn abroad to a greater extent than it would fetch if admitted into this country at a fixed duty?—If we were suddenly to stop taking a quantity from the Continent, that we had been in the habit of taking, and that they had provided for us, there would be a great fall, but the increased price which would be occasioned by the additional demand from this country under a free trade would depend ultimately on the cost of producing it in the country whence we drew our supplies. If I recollect right, Mr. Jacob estimated the cost of producing corn in Poland at 32 s. or 33 s. a quarter free on board; if that be the cost of producing it under the wretched system of husbandry that prevails just now in the north of Europe, it is quite clear to me that if we can get foreign wheat at 32 s., and all the charges on its importation come within 8 s. a quarter, the general selling price in this country, on an average of years, cannot exceed 40 s. at the outside. I cannot come to any other conclusion.

3220. Are you sure that Mr. Jacob gave his opinion that it might be habitually put on board at 33 s.?—I am pretty clear that is so. I know Mr. Jacob thinks that a large quantity, or a much greater quantity than we have got, could not be drawn from the Continent without much raising prices; but I do think he overlooks the effect of a steady demand. For instance, we in Scotland send all our spare cattle every year to England; if any circumstances were to occur that would create a demand from France or any other country for 1,000 or 2,000 cattle, they could not be got at present without greatly raising the price of cattle in Scotland, but if that demand were to continue for a series of years, the supply could be afforded without raising the price materially; for supposing the rise at first to be as much as 20 per cent., the balance between the price of cattle and that of all other descriptions of farm produce would be disturbed, and the profit on cattle would be higher than on any other kind of produce. This state of things could not continue, except for a very few years, and the balance would soon be restored by a diminished production of the other kinds of produce, until their price rose so as to make the cultivation of them as profitable as cattle. In this way the rise of 20 per cent. which we have supposed to take place at first in the price of cattle, when distributed equally over all the other productions of the soil, might not exceed eight or ten per cent. I think that Mr. Jacob overlooks the effect of this, and underrates the influence of a steady demand. In my opinion he also overlooks the wide field for improvement in the mode of cultivating the lands in the north of Europe. So far as I could see from Mr. Jacob's statement, it would not be necessary to resort to very inferior soils in those countries in order to increase the quantity to the extent of tripling or quadrupling their exportable produce.

3221. Do you not conceive, if you were to import a large quantity under a free trade, that it must be drawn from very considerable distances?—I think not; because if we have been able to obtain about a million and a half quarters of foreign wheat per annum since the present corn laws came into operation, on the 15th July 1828, I do not think it would be an exaggerated estimate to suppose that with a free trade that quantity would be doubled or more.

3222. What was the average duty upon that import of corn?—The duty on wheat was between 6 s. and 7 s.

3223. Have you seen the returns, specifying the different countries from which that corn was drawn?—Yes.

3224. Did we not draw a large portion of it from very unusual sources of supply?—I think we did; but they would become usual sources of supply if there was a free trade; that would depend very much upon the price of corn; the temptation would be greater according to the price.

3225. Are you aware that some was brought in from the East Indies?—Yes; a very small quantity I believe.

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3226. Do not you conceive the effect of the deficient seasons, from 1828 to 1831, and the comparatively high price in consequence of that deficiency, had the effect of drawing the whole surplus quantity of the world into this country?—It might have a temporary effect of drawing the whole surplus quantity of the world into this country for a year; but if there had not been a remunerating price, that would not have continued; for though we had large importations in the year 1828 and 1829, the largest importation I think we ever had was 1831. I do not see why that should have gone on from 1828 to 1831, unless there had been some other cause in operation than the deficient harvest in 1828.

3227. Do you know what the average price of wheat in this country during that period was?—I think the average price in London was from 60 s. to 65 s., which will be somewhat higher than the general average of the country. In the year 1828 the price was, in London, 60 s. 5 d. per quarter; in 1829, 66 s. 3 d.; and in 1830, 64 s. 3 d.; 1831 and 1832 I have not filled up.

3228. Do you know the highest price during that period?—No, I do not.

3229. Was not a great deal of that wheat which was brought into the market at the time you have mentioned brought in at the lowest rate of duty?—Yes; and that must always be the case with a graduated scale.

3230. Do you not conceive that the tendency of a graduated scale is to produce a large speculative demand for foreign corn when there is an opinion prevailing that foreign corn will be needed for consumption in this country?—I think it certainly has, in some respects, that tendency; but there is a check to it, and a very considerable one, namely, the uncertainty of being able to realize it. It may be sent here, but it may be two or three years before it can be marketed; I think that circumstance operates as a considerable check upon the speculating in foreign corn.

3231. Do you not know that there was a very large speculative demand, with a view of bringing in corn at a low rate of duty, during the period to which you have alluded?—I know there was; but, in a country like this, I am not the least surprised at large speculations occurring now and then, capital is so abundant, and enterprise so great.

3232. You have stated, that where an opinion prevails that foreign corn will be let in, that encourages speculation in foreign corn; if an opinion prevails, must not the prevalence of that opinion arise from believing that the supply will be short?—Certainly.

3233. If that be the case, is not that disposition to foreign speculation, which makes provision for a possible supply in case of want, a very desirable thing, and rather a favourable than an unfavourable operation of the corn laws?—Certainly, I think it desirable to that extent. It is only an excess of speculation than can be injurious to anybody.

3234. When an opinion prevails that there will be a short supply, is it desirable that that opinion should conduce to speculation in corn?—Certainly; if it were not for that speculation we should have no foreign supply at all when there have been deficient harvests.

3235. Do you not conceive that a particular state of the law may lead to an excessive speculation, injurious to the party engaged in it, and, consequently, injurious to the country?—I think it may have that tendency; but I do not think the British merchants will be induced, merely by the state of the law, to speculate to their own injury.

3236. Do you know the quantity of foreign corn admitted in the last week of August and the first week of September 1830?—I do not, but I know it was large; and that is what the farmer calls one of the defects of the bill; that it admits a very large quantity during the harvest which hangs over the market during the winter; but I do not see that that can be avoided without a fixed duty, which change would be more beneficial to the Continental farmer than to the British. If there is not an importation at the month of harvest, no foreign corn can come into the market worth speaking of until the farmers have nearly disposed of their crop for that year. The foreign corn comes in to make up for that wanting in the months of June, July and August, when there is little home-grain in the hands of the farmers.

3237. Supposing the fact to be, that in the first week of August 1830, and the first week in September, 1,200,000 quarters of wheat and flour were admitted for home consumption at a low duty, and that the harvest of 1830 had turned out abundant rather than deficient, what, in your opinion, would have been the effect on

on the prices in this country in that year?—It would certainly lower prices very much, but I think not so much as a fixed duty on an average of years, for it was a chance thing their getting it in; that may never occur again; whereas on a free trade, I mean with a small duty, there would be always on the market as much foreign corn as could be sent at a paying price, which would lower the price of corn, on an average of years, more than the occurrences described.

3238. Do you not conceive that a large admission of foreign corn during the summer, or just previous to harvest, might have the effect of producing a very great fluctuation of price in this country?—It appears to me, that supposing the corn comes in at the beginning of harvest, it cannot, under the present law, come into the market unless the price of corn be high; it therefore must lie over in granary till next summer, and the holder takes the chance of a rise of price. He cannot sell it while we are selling our wheat at 50 s. or 55 s. with the duty we have now imposed; therefore it lies a dead weight upon the market and checks a rise, though it does not actually interfere with the sales, or come into the market for consumption. When foreign wheat does come into the market at the beginning of harvest, it is when prices are very high; and it would be more mischievous to the community at large, when the harvest is deficient, if we were to be deprived of a foreign supply, than it would be to the cultivators to have that supply occasionally when our own harvest is abundant.

3239. Do you consider the average crop of Great Britain and Ireland equal to the average consumption?—No, I do not; it is somewhat under it.

3240. Have you ever made up your mind to what extent it is less than the consumption, taking wheat?—No, I have not precisely; I think it is very difficult to know, but I should think it does not exceed a few weeks' consumption at the outside.

3241. It is clearly below the consumption of the country?—I think it is. Foreigners could not have imported so much as they have done of late years unless the growth of this country had been under the consumption.

3242. Are you not aware that the want of a supply of a few weeks produces a very considerable effect upon the whole demand, and upon the prices?—I am aware of that; but I think our law obviates some of the evils that would arise from that, namely, that the importations are in the summer, or if they come in the winter, the corn lies over until the summer; they are then brought to market, and supply the deficiency of the home-grown corn.

3243. Then the law is admirably calculated to remedy to some extent that advantage?—Yes, it is.

3244. Supposing the supply of wheat to be upon the average below the consumption of the country, and that upon the average a portion of the supply must come from abroad, must not the price in this country rule, at that rate, which will admit the supply from abroad to come in?—It must certainly.

3245. You have given as an opinion that 50 s. would be a fair price to look to under the operation of the present laws?—Yes.

3246. What would the duty be at 50 s.?—I do not remember exactly, but it is very high; at all events it is prohibitory.

3247. How do you make out your opinion that 50 s. is a price to be expected, if you must have upon the average something from abroad, and it cannot well come from abroad until the price has passed 60 s.?—The effect I have supposed would be produced, in my opinion, in the following manner: When our own harvests are very abundant, I conceive that the price of wheat might fall as low as 50 s. per quarter, even if no foreign wheat were admitted for consumption; but it seems to me highly probable that the effect of the present law would be to allow foreign wheat to come into the market for consumption, which had previously been imported and liberated upon payment of a low rate of duty. The largest quantity of bonded foreign corn is generally liberated immediately before the harvest, at a very small duty. In that case the holder of foreign wheat is able to compete with the British grower at a price under 50 s. per quarter. In this way, I think wheat may rate as low in abundant years as from 40 s. to 42 s. per quarter. On the other hand, in those years when the harvests are deficient, the reduction of the duty which admits foreign wheat for consumption, as prices here advance, prevents it from rising too much, if anything, beyond 60 s. a quarter, as has been fully exemplified by the prices of wheat since the present Bill came into operation. The medium, therefore, of the prices I have assumed is about 50 s.

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3248. Supposing such a state of things were in nature possible as that you had every year exactly what should be termed an average crop, and that that average crop left you deficient to the extent of a few weeks of your average consumption, would not that necessarily bring the price of wheat in this country above 60 s.?—Yes, I think it would decidedly; but I think the conclusion I would come to, as our harvests generally turn out, is very different; because we have years of partial failures, and great failures, and then years of great abundance, perhaps two or three years in succession. Abundant crops bring down the price in those years, and the importations from abroad keep it from rising very much above 60 s. in bad years. In this way, as I said before, I think the prices under the present law would range about 50 s.

3249. You have stated that in a free trade in corn with foreign countries the home price would be regulated by the cost of production in the countries from which it comes?—Yes.

3250. Must not the cost of production depend upon the degree of comfort in which the labourers of the soil are kept in that country?—It must depend partly on the proportion of the produce the labourers get, unquestionably, as their wages.

3251. Therefore if the cultivators of corn in Poland live on black bread, are without shoes and stockings, and are kept in the lowest possible state of existence, would it not necessarily follow that if you had a free trade in corn with that country your own labourers must come down to the same level?—I think not. It would be impossible to bring the labourers of Great Britain down to the level of the labourers in the north of Europe. Of that there would not be any chance: they might be depressed below what they are now in the scale, but it could not be carried so far in a free country like this.

3252. When you say that it could not be carried so far in a free country like this, do you mean because the habit and character of the people would resist a reduction, or that that is not the principle following from the position which has been laid down?—I think the principle rather is that it would tend to equalize the state of the two, perhaps to depress the one a little and to raise the other; but I do not think the labourers of this country, possessing so much intelligence and freedom as they do, would suffer themselves to be depressed to any great extent, and that any considerable reduction of their present means of living must be made up to them from some other source.

3253. Would not that resistance on the part of the peasantry fall necessarily on the farmer or the landlord, and therefore disqualify them from working at all a certain quantity of land which they would otherwise be inclined to work?—I think that throwing a certain quantity of land out of cultivation is inevitable if prices are very much reduced, unless means are found to consume a greater quantity, for I cannot see how we can reconcile the large importations with the same quantity of corn grown in this country. If, for instance, 2,000,000 of quarters of foreign corn were imported annually, which are now grown at home, then, unless the consumption increases, there must be as much land thrown out of tillage as will diminish our supplies to the extent of 3,000,000. On the principle I formerly stated, an importation of 2,000,000 of quarters would enable us to dispense with the raising of 3,000,000 of quarters, if we suppose the land to be thrown out of cultivation of the fertility, upon the average, of 36 bushels an acre. When land produces about 36 bushels of barley and oats per acre, one-third of it is required for feeding the farm horses and for seeding the land, or very nearly that quantity; therefore when an importation of 2,000,000 takes place, and displaces 2,000,000 of our saleable corn, it displaces along with it the other million which went to seed the land and to feed the horses which laboured it. That fact I conceive to be of some importance in considering the effect of a certain importation of corn; and it also has an effect in considering what rise may be expected in the price by importing a certain quantity of our whole consumption. If our gross produce or annual consumption be 48,000,000 of quarters, as it is generally estimated, and if the average production of land be 36 bushels an acre, then it follows that one-third of the gross produce never reaches the market, and that the quantity of corn on which any given importation is to operate is two-thirds of 48,000,000, or 32,000,000 of quarters. Our political economists, so far as I know (with the exception of Mr. M'Culloch, who, in his valuable Dictionary of Commerce, has deducted the quantity employed as seed), have generally estimated the effect upon 48,000,000. That appears to me to be a mistake; the seed corn and what is used for feeding the

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the horses on farms never goes to market, and cannot have an effect in either raising or lowering the prices, therefore when we get 1,000,000 of quarters imported, we get a thirty-second part of our saleable produce that goes to market, not a forty-eighth part. That circumstance will tend to account for the great fall of price which takes place upon the importation of a small quantity of foreign corn.

3254. The question applies to the condition of the labouring population, supposing a free trade in corn, and the condition of the labouring population in the countries to supply us; supposing in Poland the condition of the labourer under the landholder is such that he is obliged to work for the lowest possible maintenance, that that maintenance leaves him without shoes and stockings, and with coarse black bread, and other circumstances corresponding, is it possible that we can have a free trade in corn with that country, and our farmers still maintain the present habits and comforts of the labourers in agriculture in England and Scotland?—I think it is possible that we may have a free trade in those countries without depressing our labourers in the long-run.

3255. How so?—Because I do not think it is the cheapness of foreign labour which keeps the foreign labourer down; it is the want of free institutions, and the want of information and education. If they had as much education and information as the lower orders of this country have, it would be impossible to keep them in that state for any length of time; hence I infer that it would be impossible to bring back our population to that state with the intelligence they have. The agricultural labourer of this country would probably suffer very much at the beginning of free trade. If the principles I have stated are well founded, a very large proportion of cultivated lands would be thrown out; a large proportion of agricultural labourers would be thrown out of employment; and until they are absorbed by an increase of manufactures, or in some other way, they would be much distressed. The poor-rates would most likely be much increased, but the ultimate effect would not be to depress the agricultural labourers materially.

3256. If the competition between the English and the Polish grower of corn depended upon the cost of production in the respective countries, must not that cost of production in Poland depend upon the extent of comforts which are given to the labourers in agriculture there; and if the habits of the country, or the powers of the landowners are such as to force their labouring population to put up with a very inferior condition, must not that be taken into consideration in the competition between the grower in the one country and the grower in the other?—The effect of that would be to enable the foreign grower to send us corn at a lower rate than if he paid the same wages of labour we do; but I do not see how it would have any other effect.

3257. Must not it have the effect in this country either of throwing a certain portion of land out of cultivation, or if kept in cultivation, of forcing down the comforts of the labourers in England nearly to a level with those of the labourers in Poland?—I think they may be depressed temporarily, but cannot be so long. In this country the people would not submit to go much lower than they are at present.

3258. Then must not that have the effect of throwing the additional land out of cultivation?—I think it would; but if much land were thrown out of cultivation, and the labourers were not provided for in some other way, that resistance to further depression of their condition would soon appear.

3259. Do not you think the extension of manufactures consequent upon the increased demand of the Continent, owing to the demand for foreign corn, would absorb all who were thrown out of employment?—I do not know; I should be very doubtful; our manufacturing population at present are nothing more than employed. A very considerable extension of our foreign trade would be necessary to effect that object. That could not be effected, I think, all at once; at all events, there must be some years of suffering by the agricultural population while things were adjusting.

3260. You have stated as an opinion that the increase of manufacture consequent on a lower price of corn would increase the consumption of food?—I think that was not exactly what I said.

3261. You were asked early in your examination whether, if the manufacturers of this country were increased by a lower price of food, those manufacturers so increased would themselves be consumers of corn to a larger extent?—I think my answer to that was, if they got wages that enabled them to command a larger share

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of the necessities of life that the consumption would be increased, but it would not be increased by turning a man from the plough to the loom unless he got higher wages.

3262. Supposing in a large mass of the population turned from the plough to the loom by the fact of increased production at the manufacture, and decreased production in agriculture, would not that necessarily produce this state of things, that this country would be relying on foreign countries for a very considerable portion of its food?—I think that is inevitable.

3263. Looking to this country as a country in which the manufactures should be extensively increased, while a proportion of the land should be thrown out of cultivation, supposing any year of scarcity to ensue, or any interruption from war or other political circumstances to prevent a supply from coming to the country, do you not apprehend we should have years of serious difficulty and danger?—I am not sure that there would be any very solid grounds for apprehension on that score; our own harvests are deficient at times, and we suffer from that; we would only suffer in that case when the harvests on the Continent were deficient when depending on other countries for supply. The occurring of war, which would have the effect of preventing corn coming to this country, might be attended with calamitous consequences; but I cannot form an opinion whether that would be likely to occur.

3264. That is a state of things which has occurred within our own recollection?—Yes; but when that occurred we had a very small importation of corn from Ireland compared with what we have now. Ireland was not giving us above a fourth or fifth of what she is doing now, and she is going on increasing; for, if I recollect right, in the year 1831, notwithstanding that Ireland was almost in a state of civil war, we had the largest importation we ever had in any one year from that country, and it is gradually increasing. If I recollect right, about 1801 the whole corn imported from Ireland was not above 900 quarters, in 1802 about 400,000 quarters, which has been gradually increasing. I believe in 1832 that the imports from Ireland of grain, meal and flour, were upwards of three millions. I think Ireland would stand in the way of any great scarcity, and especially if it were possible to produce anything like security of property and regular habits amongst the peasantry in that country.

3265. Are you aware that the increased supply from Ireland has been to a considerable degree occasioned by the salt-meat trade ceasing with the war, and that on the recurrence of any extensive naval war the revival of that trade would put back a good deal of land from arable to pasture, for the production of cattle?—I am aware such a state of things existed, but I am rather inclined to attribute the change to the opening of the English market to Irish produce, from the alteration of the law.

3266. You are of opinion the same cause which has shown itself in increased production in Ireland would show itself on the Continent, if there were an opening of the trade to those countries?—I think it very likely that a similar effect would be produced. Ireland has been a very unsettled country, and I cannot conceive why the same should not take place in respect of the Continent as has taken place in respect of Ireland.

3267. You have stated your opinion that under certain circumstances the question of price would be a landlord's question, and not a tenant's, but would it not have the effect of throwing a large portion of the poorer lands out of cultivation?—I think it would.

3268. If it threw a large portion of the poorer lands out of cultivation, would it not also deprive of livelihood a large portion of agriculturists who are now living upon the cultivation of those poorer lands?—I think it must, as a matter of course, unless they can be absorbed in the manufacturing population or otherwise.

3269. Would it not also reduce or nearly extinguish the whole of the stock upon those farms, both live and dead stock?—I think, as a matter of course, all the horses now used in cultivating the lands to be thrown out of cultivation would be to be dispensed with, and all the necessary implements.

3270. If the destruction of the stock with which those farms are cultivated would be ruinous to the cultivators, would it not have the effect of lowering the value of similar stock on other farms?—I do not see that the surplus stock would be destroyed; it would be sold for a smaller price, but it would sell at some price in the market.

3271. It would lower the value of the stock of those farmers whose lands were still kept in cultivation?—The stock of those farmers would, as a matter of course, be

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be reduced in value in proportion to the fall in the prices of agricultural produce.

3272. Has the present reduced price of corn had the effect of reducing the quantity of agricultural labour?—In Scotland I think it is not very much reduced yet. We have adopted the plan on some inferior lands of cropping them only occasionally, as I have mentioned in my former evidence.

3273. Has not that had the effect of diminishing the quantity of labour?—It has unquestionably, but as yet not to a very great extent. If, however, the system which I have described were generally adopted the diminution would be very considerable. If you take a farm of 300 acres, for example, managed under the alternate system, twelve horses and six ploughmen are required; if you revert to the convertible system, that is, dividing it into five shifts, and allowing the land to rest two years in grass, you reduce the stock of horses to ten, and the ploughmen to five; if you carry that system a little further, and let the land lie three years in grass, you reduce your stock of horses to eight, and your ploughmen to four. When you reach this point, you have effected a diminution of one-fourth of the agricultural horses and labourers, both ploughmen and other labourers employed on the farm, and this is perhaps the best way in which the reduction can be effected. But many farmers perhaps, if in embarrassed circumstances, would continue to crop their lands until they were exhausted, and then leave them to produce such herbage as the soil would naturally yield.

3274. Would not a change which you call from the plough to the loom, or what is called absorbing the labourers used all their lives to agricultural pursuits in manufactures, produce very dreadful misery to individuals?—I think it would, and that nothing but absolute necessity would force a ploughman to become a manufacturing labourer.

3275. Are you of opinion that the greater part of those persons can never become manufacturing labourers?—I think so.

3276. You state that the labourers would not submit to a less degree of command over the necessaries of life than they have at present?—That is my opinion.

3277. How are they to help themselves, supposing such a state of things to take place in this country as that the employers must lower their wages?—I cannot say what shape the resistance would take, but I think it would first show itself in the increased activity of political unions and all such associations, and perhaps nothing but military force might be able to put them down.

3278. You think a state of things would arise in which great distress would exist throughout the country, and nothing but military force keep them down?—I think it is probable if there was a large quantity of land thrown out of cultivation.

3279. In fact, that this absorbing of the agricultural labourers into manufacturers would probably produce a state of things nearly equal to universal confusion through the country?—I am not sure it would go that length, for I think that the proprietors would be obliged to support them, otherwise they would go on the poor's-roll, and subsist upon it till they were otherwise provided for.

3280. Such a change could not take place without very dreadful convulsions in the country?—One would naturally conclude there must be considerable obstacles to the change. The length to which they would go it is impossible, I think, to say. There are many circumstances occur which one cannot foresee, which sometimes give matters a different turn from what one would expect.

3281. You have been asked to compare the situation of the English labourer with that of the Polish; are you aware that the Irish labourers have wages much less than those of English labourers?—Yes, I am perfectly aware of that.

3282. Have you turned your attention to the competition which has existed for some time between Irish farmers and Irish labourers on the one part, and the competition of English farmers and English labourers on the other?—Yes.

3283. Will you state what you think has been the effect of that competition with regard to England and Wales?—I think the effect has been injurious to both farmers and labourers in England, and it must have been somewhat beneficial to the farmers and labourers of Ireland. If you had no poor-rates in England, the farmer would have benefited by the competition between the English and Irish labourers; low wages would have been the result; but unfortunately the poor laws on the one hand just absorb the saving of wages the other might have produced, and in that way the farmer's outlay is not in the least lessened, perhaps it is increased. The condition of the labourer is deteriorated by being forced to take low wages, by which greater numbers are induced to go upon the poor-roll, and thus beat

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3284. Do not you conceive the consumption of Irish productions now free of duty may be as formidable a competition as the competition of Polish corn, with the addition of say 10 s. a quarter on the trade from Poland?—I think fully as much so; but Ireland forms a part of the empire, and her population must be provided for in some way or other. I would give the preference to Irish corn, and Irish produce of every kind, rather than to that of the Continent, if they were able to supply us with all we wanted.

3285. With reference to the condition of the English labourer being depressed by a competition with Polish corn, would not that effect, supposing it to be produced, be produced equally by a competition with the Irish labourer?—In quite the same way; and I think it might have some temporary effect in depressing the condition of the labourer; but we have seen lately that the agricultural labourers in England have made a great resistance to being further depressed.

3286. Did you ever make an estimate of the comparative expense of the cultivation of an acre of land, in Scotland, for instance, and in Ireland, supposing it of the same quality and character, or in other words, the relative charge of the cultivation of one country and the other, taking into consideration the different habits with respect to the labouring classes?—No, I have never made a calculation, but it would be very easily done.

3287. Do you know the comparative rent in Ireland and in Scotland for land of the same quality?—I think the rents in Ireland are not less than in Scotland for land of the same quality. I was in Ireland a few years ago and paid attention to it, and it appeared to me that rents in Ireland were higher in proportion than in Scotland, especially on the poorer qualities of soil; in some parts they were exorbitantly high.

3288. Do you not attribute a portion of that difference to the decreased expense arising from the diminished commands of the cultivator?—Every farmer, on hiring a farm in either country, takes the price of labour into account in estimating the rent of the farm, and consequently the difference of the price of labour should have no effect in inducing the farmer to offer too high rents in either country.

3289. Have you ever made a calculation of the cost of cultivation of an acre of land in Scotland and an acre of land in Kent, of equal fertility?—I have formed an opinion upon the point. About eight or nine years ago, when I was in London for a few weeks, I went frequently into the county of Kent, and I made some inquiries as to the price of labour and the quantity of work done, and examined the soil; and the result of those inquiries led me to think that the expense of labour in England was upwards of 25 per cent. more than in Scotland.

3290. Have you endeavoured to trace the causes of that difference?—Yes, I have endeavoured to trace them. I thought the causes were these; 1st, there were higher wages given to labourers in Kent than in Scotland; 2d, each labourer did less work per day than they do with us; 3d, we employ a larger portion of women in the field, whose wages are only half those of the men. In Kent, much of their soil is of a stiffer and more difficult description to work, and additional labour is necessary.

3291. The question referred to equal fertility, and of the same description of soil?—Then deducting the allowance which I made in my calculation, on account of the additional stiffness of soil, (viz. about 5 or 6 per cent.) the difference of labour will be about 20 per cent.

3292. Did you observe a difference in the number of horses employed?—Yes; I saw in the plough very often four horses, and sometimes six.

3293. How many would you employ in Scotland?—I saw frequently in England four horses employed where we would have employed only two; I mean on the same kind of land; but I saw also some lands in Kent that I was quite satisfied required four horses to plough them. The system appears to be, that when a man has a farm consisting of partly wet soil and partly dry, he does not break up the team, and send two of the horses only to plough the dry land, but continues the same number to till the light land, although on those occasions it must be very easy work. The farmers seem to have a great reluctance to the breaking up of their teams, changing the horses from two to four, by which the same driver does not regularly drive the same horses; but I saw, in various other parts of England, more than two horses in the plough where there was not the same reason for them.

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3294. Did you compare the habits of the labourers, whether the one had more luxuries and conveniences of life than the other?—I did; and I think the luxuries enjoyed by the Kent labourers were considerably more than those enjoyed by the Mid Lothian and Scottish labourers generally.

3295. One eats wheaten bread?—Yes, and drinks beer, and has butcher's meat almost every day; a Scottish labourer, again, has his porridge in the morning, made of oatmeal, and milk or beer. I am speaking now of a married man, occupying his own house; perhaps he has a few potatoes mashed with a bit of butter or milk for his dinner, and his porridge in the evening.

3296. Have they no animal food?—Very little; their wages, including every perquisite they have, amount to about 25 *l.* per annum. If that is divided among a man, his wife, and four or five children, it cannot be more than 3 *d.* a day for each.

3297. Have they any meat on Sunday?—They may have a little on Sundays.

3298. How do you account for such difference of circumstances permanently continuing between two countries so connected?—I suspect it is very much owing to the administration of the poor-laws in the two countries; the English have something to rely on when they are out of employ, and therefore will not work for very low wages; a Scotchman has comparatively nothing, and therefore will be very economical when he has employment, and will rather work for moderate wages than be idle, for he very naturally thinks it is better to have small wages than none at all.

3299. Then, in your opinion, the effect of the poor-laws is to sustain the rate of wages?—I think decidedly so.

3300. You stated that the effect of the competition with Ireland, in regard to corn, in lowering wages and rent, has been almost as great as the competition of foreign countries would be?—I mean to say that the same competition with a foreign country would have lowered the prices; but if there was added to that of Ireland the competition with foreign countries, it would have been greater.

3301. You stated that the expenses on a farm in Kent are about 20 per cent. higher than they are in Scotland. Supposing it to have been proved that the condition of the farmers in Scotland were more prosperous than that of the farmers in England, would not this statement of yours account for it in some degree?—I rather think not. It would account for lands yielding higher rents per acre, but not a larger profit to the farmer, because the farmer takes his land with the knowledge that he will have labourers at a low rate, therefore he gives more rent. If he knew he was to give greater wages he would give less rent.

3302. Do not you think it would be a considerable assistance to the farmer if his expenses were 20 per cent. less in one place than the other?—If he had no rent to pay, that is to say, if he were landlord, he would receive the whole benefit of the low wages; but it is the same thing to the farmer whether he pays the 20 per cent. in additional rent to the landlord or in additional wages to the labourers.

3303. Under the circumstances of great fluctuations, would not the expense, being 20 per cent. less in one case than another, very much prevent the depression of the farmer?—I think not; because the farmer who pays small wages has his rent stretched up to the last shilling which can be afforded, even with the low wages, and is just as unable to bear up against great fluctuations as if he paid a lower rent and higher wages.

3304. You think that if the rent were less in one place than another, still the farmer would not be benefited; that the pressure would not fall less heavily upon the farmer, even where the expenses were 20 per cent. less?—I think not.

3305. You stated that the English farmers are depressed by the Irish farmer; if we had an increased competition with Poland would not that tend still further to depress them?—It would still further lower the prices, and consequently depress the farmers until rents and prices reached their proper level.

3306. Do you think if corn fell, from a less duty, we should have a less supply from Ireland than we have?—Any considerable fall in the price of corn here would check the supply from all parts of the world.

3307. Therefore in time of deficient harvest or scarcity we should have less chance of a supply from Ireland?—Certainly; but we would have a greater chance of supplies from other countries.

3308. You state that you think there is only a few weeks' deficiency in our supply at present prices; do you think there could be a sufficient supply from this country if prices were at 64 *s.* a quarter?—I do not think it is at all impossible; there

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there are many obstacles to cultivating the land in England and Ireland, which, if removed, would go very far to enable us to supply ourselves.

3309. With a sufficient price, and that about 64 s., do you think we could supply ourselves?—With the removal of obstacles I think we might; if we had the security of property in Ireland I have no doubt we could supply a great deal.

3310. Is not there always a great difference naturally between the price in November, after the harvest, and the price in July, before the harvest?—Yes, very generally there is.

3311. The question was asked you, whether, if the price of corn in this country be naturally under the present corn law about 50 s. a quarter, and the duty at 50 s. be a prohibitory duty, any corn can be imported; would not there be a tendency naturally about May or June, as there became a scarcity of supply, for the price to rise, and when the price rose would not the duty fall?—Yes.

3312. Would not that be a natural corrective of the evil?—Yes.

3313. Do you think it impossible there can be an improvement in the mode of taking the averages?—I am not sufficiently conversant with the mode of taking them to be able to say.

3314. Do you think that if the duty fell only to 5 s. instead of falling to 1 s., there would be the same speculation and the same fictitious sales to bring down the duty?—I think not, because the temptation would be somewhat less.

3315. Do you think there would be much less imported if the duty fell only to 5 s.?—I think there would, because they often get out large quantities at a duty of 1 s. Now a fall of 5 s. on the duty, and the corresponding rise in price, makes a difference of 9 s. a quarter in favour of the importer.

3316. Is there any deficiency now in the stock in hand?—I believe it has seldom been lower than it is at this moment.

3317. You have been asked whether a considerable part of our supply did not come during three or four years, 1828 to 1831, from places at a great distance. Are you aware whether any came from the East Indies?—I have heard that a small quantity came from the East Indies, as I formerly stated.

3318. Did you hear whether that was for the sake of experiment?—I merely heard of it as a curiosity.

3319. If the price in this country were 50 s., with a fixed duty of 10 s., would that be any protection to the farmers of this country under deficient harvests?—I said before to that question that I thought it would afford a smaller degree of protection than the present law.

3320. In your former answer you stated that corn might be bonded in the country, free of all charges, at about 38 s.; that with the present duty makes it 48 s., that is on an average season; but under a scarce season, do you think that 10 s. duty would afford any protection to the English farmer?—It would afford a considerable protection, but not equal to the present law.

3321. Do you remember whether Mr. Jacob takes into consideration in his statement the supply we might have from Russia?—I think he does not give any decided opinion upon that subject, and, if I am not mistaken, his inquiries have not extended particularly to Russia.

3322. Did you ever hear of the probable quantity which might be procured from Russia under a fixed duty?—I have heard quantities mentioned, but do not recollect what they are.

3323. Did you ever hear the price mentioned at which it might be purchased from Russia?—I have heard it stated at prices I hardly think possible.

3324. What have you heard the price stated?—I think I have heard of its being sold as low as 15 s. a quarter, but I do not myself put any confidence in that, unless it refers to wheat of a very inferior quality.

3325. You never heard that it could be raised at the price of 1 s. a bushel in case of a demand?—I never heard that stated; I think that quite unlikely to be correct.

3326. If there was a larger importation, and the foreign corn was in more hands, would there not be less power to manage the market, and consequently a greater competition, and less fluctuation of prices?—I do not think the dealers combine much in the market as it is.

3327. You were asked with respect to the prices between 1780 and 1790; you stated that if there was a free importation of corn into this country the prices might range from 38 s. to 40 s.; do you mean to connect your opinion at all with the prices in 1790 or 1780?—No, not the least; I have formed my opinion upon the cost of producing corn upon the Continent and the charges of bringing it to Great Britain.

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3328. If 3,000,000 of quarters of corn were imported into this country, how many labourers who have been usually employed in producing those 3,000,000 of quarters would be thrown out of employment?—The number of labourers who would be thrown out of work by an annual importation of 3,000,000 quarters of foreign corn, which shall displace that quantity of home growth from our markets, depends on the number of acres of land necessary to produce 3,000,000 of quarters of marketable corn, and on the fertility of the land so thrown out of cultivation. In a former part of my evidence I stated that 12 bushels for each acre producing corn was required for seed and feeding of farm horses, and, consequently, the marketable corn was the excess of the gross produce over 12 bushels per acre. If we suppose that land producing 18 bushels per acre will be thrown out of cultivation, it follows that the extent will be one acre for each six bushels of the quantity assumed to be imported, which would give in round numbers about 4,000,000 of acres. Again, if the fertility be taken at 24 bushels per acre, the extent displaced will be half of what it was in the former case, or 2,000,000 of acres; and if the fertility be taken at 36 bushels per acre, the extent of land thrown out of cultivation will be reduced to 1,000,000. It thus appears that the extent of land to be thrown out by the supposed importation depends much on the productiveness of the land abandoned; at the same time it must be confessed that it is extremely difficult to find data upon which a satisfactory opinion can be formed as to that point. Upon the evidence given by highly respectable and intelligent witnesses examined by the Agricultural Committee of the House of Commons in 1822, I was led some years ago to estimate the average produce of all kinds of grain in Great Britain and Ireland at 30 bushels per acre, and of that portion of land likely to be abandoned, with an annual importation of 5,000,000 of quarters, at 18 bushels. I am now disposed to think that both estimates are rather under the mark. If the average produce of the whole land is taken at 36, and that of the portion likely to be thrown out by an importation of 3,000,000 at 24 bushels, it will, as appears to me, leave no room for supposing the conclusion I have come to as to the number of labourers likely to be deprived of employment being over-rated. Assuming then that the land to be thrown out of cultivation in the case put is equal to the production of 24 bushels per acre, the extent thrown out, as before stated, will be 2,000,000 of acres; and if we take the gross consumption of the empire, or, in other words, the gross produce, at the usual estimate of 50,000,000, and divide it by 36, the estimated average number of bushels produced per acre, it will give 18,000,000 of acres as the land annually producing corn. If I am nearly correct in the preceding estimates, the extent of land which would be thrown out by an annual importation of 3,000,000 quarters is 2,000,000, or about one-ninth part of the land now under corn crops; and according to the proportion of the population dependent on agriculture, viz. about one-third, as ascertained by the last census, it follows that between 900,000 and 1,000,000 of individuals would be deprived of their present means of subsistence, of whom about a fourth part, or say from 200,000 to 250,000, may be considered labouring men.

Mr. Edward Coode, called in; and Examined.

3329. WHERE do you reside?—At St. Austell, in Cornwall.

3330. Are you accustomed to let land and to value land?—Not to value; I let land to a very large amount. Mr. Edward Coode.

3331. Are you employed as a steward?—Yes, to many gentlemen in Cornwall.

3332. To what extent; how many acres?—Some thousands of acres in different parts of the county, in every part almost.

3333. Have you a general acquaintance with the county of Cornwall?—Very general.

3334. What should you say is the general condition of the farmers in the county of Cornwall, as compared with five or six years ago?—I should say fair, certainly.

3335. Are rents as well paid?—Better.

3336. What have they been reduced within the last five or six years?—I do not think there has been any reduction of rent within that time.

3337. Has there been a reduction since the war?—Since that period the rents have been reduced; since the high times.

3338. When did that reduction take place?—Soon after the peace, on the fall in agricultural produce; lands have rather improved in value the last five or six years.

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3339. If lands come out of lease, have you any difficulty in letting them?—No; there is great competition; it is difficult to restrain the people.

3340. The farmers are disposed to take at a rent which is improvident?—In most cases they are.

3341. Is land let by lease or from year to year?—Usually by lease, for a term of 14 years generally, but sometimes for shorter periods; it is very rarely from year to year; in 99 cases out of 100 a farm of any size is let at 14 years.

3342. Have you observed any reluctance on the part of the tenants to enter into those engagements?—By no means; they are desirous of doing it.

3343. Has any abatement of rent taken place during the last 10 or 12 years?—I do not recollect precisely at what time the reduction took place, but there has been no reduction of rent certainly for the last five or six years.

3344. Under your observation, how are the farms which have been let the last five or six years going on; are they as well cultivated?—Fully as well; I think rather better; I think that agriculture has improved in Cornwall.

3345. The produce is not decreasing?—Certainly not.

3346. The quantity of grain produced is, in your opinion, great?—Yes, the harvests have been abundant, and the cultivation has been quite equal.

3347. You would say, that from the average state of cultivation, the produce is as large?—I think quite as large; I have no doubt of it.

3348. Do you know anything of the state of the agricultural labourers; are there many out of employment?—Not many at present; those that are, I believe, are generally indolent, worthless fellows; any sober man always gets employment.

3349. At what wages?—Wages vary from 16 *d.* to 20 *d.* a day; if a labourer is not employed throughout the year, he is paid a little more.

3350. Has there been any reduction of wages at all corresponding to the reduction of rent?—No, I do not think those are much decreased.

3351. The price of articles used by the labourer have fallen in value, have they not?—Yes.

3352. Then a labourer, now at 16 *d.*, in Cornwall, is better off than he was shortly after the war?—Considerably. His wearing apparel has been reduced; shoes, I believe, are the only article not materially reduced; candles are reduced; salt, the duty taken off; that is a material relief to the labourer.

3353. Upon the whole, should you represent to the Committee that the condition of the working classes in Cornwall has materially improved within the last five years?—Yes, the miners in Cornwall are in good employ, and at good wages; and the agricultural labourers generally are improved in condition.

3354. There is no such large body out of employ as would qualify the assertion that their condition is generally improved?—No, I think the body out of employ now is inconsiderable.

3355. The landlords, since the great reduction in the change of prices, have not had to submit to any fresh reduction?—No, I think not.

3356. If the present prices of grain continue permanently, do you think they will have to submit in Cornwall to further reduction?—I think not, if the present prices of grain continue. There is just at this moment no sale at all for grain in any large quantities; they merely supply the market.

3357. When did this great change of price take place?—Since the last harvest the want of demand has taken place.

3358. Do you trace that to a want of demand, or to a greater supply?—The supply being greater is the cause of it; the harvest, in the west of England generally, was very good the last two years.

3359. If, from any cause, the present price of grain should continue, do you think the rent in Cornwall must be reduced?—I do not know; if it continues for any time that the farmer cannot sell, there must be an abatement; if they have the corn by them, and the corn will sell first or last, I should not think they are entitled to an abatement on that account.

3360. Are the stocks on hand as large as usual?—Larger.

3361. Would you represent the condition of the agriculturists in the county of Cornwall as prosperous or otherwise at this moment?—I should say prosperous; in general rather prosperous than otherwise.

3362. Are the lands in Cornwall high or low?—Of both descriptions.

3363. Are they light soils?—The soil varies very much; there is every variety of soil.

3364. Is there much clay soil?—Yes, a good deal.

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3365. Do you find that the tenants on the clay soils are doing as well as the tenants on the light soils?—Yes, I think so; the rents are in proportion. *Mr. Edward Coode.*

3366. Did the seasons of 1828, 1829, 1830 and 1831 affect the light soils as much as the clay soils?—The whole county was affected then; we are very subject to wet in Cornwall; the crops are generally bad in those seasons.

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3367. Are you in any other profession but a steward?—I am an attorney and solicitor.

3368. You do not yourself survey the land?—No; I employ other persons to do that.

3369. You know where rents are well paid?—I do, perfectly.

3370. Are the farms generally large or small in Cornwall?—Small, generally.

3371. When there is a large farm, do you find the same competition as for a small one?—No.

3372. What should you call a large farm?—I should say a farm of 400 l. a year in Cornwall was large.

3373. What number of acres?—The lands are let from 25 s. to 30 s. an acre.

3374. Is that tithe-free?—There is not much tithe-free, but I do not think the farmers take that much into consideration.

3375. You do not think that tithe-free land has not been considered worth more than other?—No; but I do not think the farmer makes a sufficient allowance for the land being tithe-free.

3376. Have you any difficulty in selling land in Cornwall?—Yes, very considerable.

3377. Are there arrears remaining over in Cornwall now?—Very few; the rents have been very well paid the last few years; I do not find that the tenants pay such large sums at once as they did; they pay in smaller sums during the year.

3378. Does not that show greater distress?—I think it shows habit; during those wet seasons the landlords, from their indulgence, received the rents as the tenants could afford to pay them, and that has fallen into a habit.

3379. How long has that fallen into a habit?—Since the wet seasons, four or five years ago.

3380. Were those arrears ever ultimately paid or abandoned?—Some were lost certainly, but the greater part were paid during those years. Landlords for whom I acted, with very few exceptions, made abatements to the extent of about ten per cent.

3381. What abatement has taken place since the highest prices of the war?—I think about 30 per cent.

3382. Do the tenants require much threatening to pay the rent?—No, they require time, but they do pay.

3383. Do the agents generally receive a fixed salary, or by poundage?—I generally receive a fixed salary. In some cases I have been appointed by the Court of Chancery receiver; there I receive a poundage, of course.

3384. Can the farmer afford to pay the same wages at the low prices as he could out of high prices?—I suppose the profits of the farmer have been reduced.

3385. If he is paying as high wages out of low prices as he did out of high, he is paying them out of his profits, is he not?—I suppose he is paying them out of the capital.

3386. Have you many sales at Lady-day on tenants leaving their farms?—Very few; we very seldom proceed by distress.

3387. Do you think the capital of the tenants is reduced at all?—No, I think not, in general.

3388. In selling land do you ask the same number of years' purchase you did a few years ago?—No, I think not; it depends on the part of the county.

3389. Is there any reluctance to invest money in land?—No; I think about Launceston and the eastern part of the county about 25 years' purchase is got, and in the western part, Truro and to the west, about 28 or 30 years' purchase.

3390. You do not call that selling well, as compared with the prices a few years ago?—When lands were set at higher rents they would sell at a higher value; but I do not think the number of years' purchase is much less.

3391. Did not lands sell at 28 and 30 years' purchase generally a few years ago?—No, not generally, I think.

3392. Can you tell what proportion the last harvest bore to an average crop?—The two last were very good harvests.

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3393. What proportion did the last harvest bear to an average crop?—I cannot say.

3394. Did it exceed it in the proportion of one-third?—I think not.

3395. Are you at all acquainted with Devonshire?—Not generally; the parts I know are chiefly the north-western parts adjoining Cornwall.

3396. Do you think in Devonshire the crop was above an average crop?—In those parts I am acquainted with it was.

3397. Are the farmers generally doing well in Devonshire?—I do not know so much of Devonshire, but I have no reason to think they are not.

3398. Do you know that the deposits in the saving-banks are increased?—I am a trustee of one at St. Austell; I found there was no material diminution; I believe the number of depositors was increased, but the sums were nearly the same when I last inquired.

3399. Have your poor-rates increased in Cornwall within the last five or six years?—No, I think not.

3400. Have your local burthens, the highway-rates and county-rate, increased?—No; the county-rate certainly has not increased, it has rather diminished, I think.

3401. Has the price of butcher's meat fallen within the last five or six years?—I think it is very stationary.

3402. Has the price of grain been pretty steady till the last four or five years?—Yes, I think more steady than I recollect it previously.

3403. Has the increase of quantity during the last harvest compensated for the decrease of price?—In my opinion it has.

3404. Are you in the habit of going among the farmers?—I have intercourse with farmers every day; they come to me and I go to them.

3405. How are the tradesmen in St. Austell doing; do they seem to be pretty well off?—St. Austell is in a mining district; they are doing very well.

3406. Do you know any market-town near you which is purely agricultural?—I should say Liskeard and Bodmin are purely agricultural.

3407. How are the tradesmen doing there?—Very well.

3408. Have you country banks in Cornwall?—Yes, a good many; I am concerned in one.

3409. Is there as much credit given to farmers now as there was 10 or 12 years ago?—No; I think since the panic in 1825 and 1826 credit has lessened very much.

3410. On good security have you as much willingness to lend?—On temporary securities I think we have; there has been a less desire to lend on permanent securities, as mortgages.

3411. Taking the case of a tenant with good character, and whose habits are industrious and his general habits good, if he came to you for a temporary loan what should you do?—We should not lend him without some deposit of deeds, unless he was very well known.

3412. Used that to be so?—There was greater anxiety before the panic to put out notes than there has been since the panic; but if a farmer had come then we should have required security.

3413. Are you more strict as to security?—Yes.

3414. Has the farmer felt that to any extent?—No; I think the tradesmen want loans more than the farmers.

3415. Is that the case now?—Yes; I think that they speculate more and require more capital.

3416. Who are your best depositors, the tradesmen or the farmers; have many farmers deposits with you?—Yes, I should think more than the tradesmen.

3417. Do you ever see rents paid by cheques on country banks?—Oh yes, frequently; farmers of any capital all keep an account somewhere.

3418. In receiving rent do you often receive the half-year's rent by cheque?—I very often receive a proportion of the rent, I cannot say for a half-year, by cheque.

3419. Is that less the case than it was a few years ago?—No, I think it is more the case.

3420. Do the farmers keep as much deposit as they did formerly?—Yes, I think the deposits have rather increased.

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Martis, 4^o die Junii, 1833.

THE RIGHT HON. SIR JAMES GRAHAM, BART.

IN THE CHAIR.

Mr. *Edward Coode*, again called in ; and further Examined.

3421. CAN you give information to the Committee on the state of the labouring peasantry in the county of Cornwall?—Possibly I may. Mr. *Edward Coode*.

3422. Are you informed of the way in which the peasantry are paid their wages?—They are usually paid in money, weekly, unless they are daily labourers ; then they are paid daily. 4 June 1833.

3423. What is the price of labour per day?—I believe agricultural labour varies from 16 *d.* to 20 *d.* ; if a man is hired for a single day it is 21 *d.* perhaps, or in harvest time 2 *s.* ; but when he is hired for the year, wet and dry, he is paid from 16 *d.* to 20 *d.*

3424. Is board included?—No, he finds himself.

3425. Is not it the practice in some parts of Cornwall to give the labourers their wheat and barley at a fixed sum per bushel?—I believe labourers who are constantly employed are so paid ; that the prices at which they are now paid are more than the market prices ; they are fixed prices, never to exceed a certain sum ; if wheat sells in the market at 10 *s.* a bushel they get it of their master for 8 *s.*

3426. If wheat sells at 7 *s.* do they pay 8 *s.* for it then?—No.

3427. Do you not know of cases where they have been accustomed to give out wheat at 20 *s.* the Cornish bushel, which is three Winchester bushels?—No, I do not know a case of that sort.

3428. You are well acquainted with most parts of Cornwall, are you not?—I am.

3429. As a professional man you have been in the habit of letting estates?—Yes, to a considerable amount.

3430. You know their mode of management?—Yes.

3431. What description of bread-corn do the peasantry of Cornwall make use of?—The time was in my recollection when they almost invariably used barley, but now barley is very little used.

3432. You refer to the neighbourhood of St. Austell?—Yes.

3433. Are you aware that in the western part of Cornwall the peasantry use barley?—Yes ; I know in some of the western parts they still use barley, but not so exclusively as they used ; I remember when they used to eat barley in the farm-houses, but that is excluded now in a great measure.

3434. Do not farmers in Cornwall live very hard with their families?—In the western parts of Cornwall they do, but not in the other parts of Cornwall.

3435. What do you consider the averages of farms?—I should think about 120 *l.* a year ; I know farmers who hold upwards of 1,000 *l.* a year ; others only 40 *l.* or 50 *l.*

3436. Should not you consider that 50 *l.* a year was the rent at which a great many let their land?—Yes, a great many at 50 *l.* certainly.

3437. Are there as many holders at 50 *l.* a year as at a higher amount?—No ; I know a great many let for 50 *l.* a year, but the tenants in general occupy other lands with them ; there are some in the western parts of Cornwall which are as small as that.

3438. Do not you think that those who rent so little live as hard as the labourers?—I think they do in many instances.

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3439. Probably harder?—Probably harder.

3440. He is a more independent man than the labourer?—He fancies himself more independent, certainly, and perhaps is so; he has his means, small as they are, to subsist on; the labourer has only his daily work.

3441. Can you form an opinion as to the management of parishes in which there are many of those small farms and few large ones, as compared with others in which the farms are larger?—I suppose they are more economically managed; things are more looked into where there are small farms; it is more an object to a small farmer to attend to his rates.

3442. The small farmers are in the habit of attending the vestry, are they not?—Yes.

3443. Would not the attending the vestry give a man a feeling of independence far above that of labourers?—I have no doubt the farmer is in every respect more independent than the labourer; but I can hardly call a man who rents only 50 *l.* a year very independent; he is independent as compared with the labourer, certainly.

3444. Is it not the practice in Cornwall to let the very small tenements on leases for 99 years, determinable upon three lives?—That practice is more confined than it used to be; it is chiefly confined, as leases drop in, to properties under 10 *l.* a year. I believe that practice principally exists where gentlemen are tenants for life with a power of leasing; but that where a man is seised in fee, he seldom grants a tenement in that way worth more than 20 *l.* a year.

3445. In the event of a small tenement of 40 *l.* a year falling in, with the buildings in a state of dilapidation, would it not be a question whether it would be better to let it for a term of years, or to lease it for lives?—That is a question that must arise on every tenement; in my experience and practice I do not recommend leasing tenements of that value, in whatever state.

3446. What effect has the leasing for lives on the character of the persons purchasing?—I think a very bad effect; they are unable to raise the fines; they borrow them on mortgage, and that keeps them in a state of dependence; it is like gambling; it is bad for landlord and tenant.

3447. Has it not the effect of creating a greater number of independent holders of land?—I think not; that a tenant who holds land on his own capital is in a more independent situation; I think he is in all respects in a more independent situation.

3448. Is there much mortgage upon those tenements?—A great deal; I know a great many; I think they are one half mortgaged.

3449. Do you think they would have been induced to mortgage if they had not expected a considerable profit upon them?—They mortgage to raise the purchase-money.

3450. When a man makes an investment of that kind he expects a profit which will enable him to pay off the mortgage?—He expects a profit, but they have been generally disappointed.

3451. What is the number of years' purchase persons in Cornwall are disposed to pay for those tenements on three lives?—The market price is now better understood by the public than it was, and the price has increased; they used to give 14 years' purchase, they now give 18.

3452. The smaller the tenement, perhaps, the more competitors?—Yes; I have small tenements now to lease for gentlemen; if I get 17 years' value I am satisfied.

3453. How long ago did they give 14 years' value?—I should think 30 years ago; I have been acquainted with land for 50 years; it is full 30 years since the value of land has so increased.

3454. At the period when 14 was the number of years' purchase for leases on lives was not there considerable difficulty in getting tenants at rack-rent?—No; I think I recollect one period since the years of scarcity, the two years of famine, when land could not be let at rack-rent; but I never felt a difficulty in any other year.

3455. What is the usual mode of letting land in Cornwall?—I think by sealed tenders is the prevailing mode.

3456. Are they on leases?—Generally on leases for 14 years.

3457. Is it within your knowledge that in the neighbourhood of the mines the farms have let for more than they do in other parts of Cornwall?—I think there is more

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more competition for farms in that neighbourhood; but I doubt whether they let for more, for those parishes are more burthened with poor's-rates. Mr. Edward Coode.

3458. Are you aware that in the mining part of Cornwall when the fee is sold it produces a greater value than in any other part?—No doubt, because there is the under-ground profit. 4 June 1833.

3459. Supposing the under-ground profit to be reserved?—I suppose we may procure more, for there is a greater competition.

3460. For how many years' purchase do you sell, on the average, in the west of Cornwall?—I should think about 28.

3461. How many in the east?—I know some now to be sold for less than 25; I suppose 24 or 25 in the east. In some parts of the county they vary very much; in the neighbourhood of Liskeard and Plymouth they would sell for as much as the western part of the county; from Liskeard to Launceston, 25.

3462. You stated in your evidence, when last before the Committee, that you conceive Cornwall to be in a state of great agricultural prosperity?—As compared with other counties, I think it is.

3463. To what do you attribute that?—To the state of the mines, in a great measure.

3464. Cornwall does not grow enough corn for its own consumption, does it?—The western part does not; but I think the eastern part does. I think the corn grown in Cornwall is equal to the demand.

3465. There is a great deal exported and imported, is there not?—There is a great deal of flour imported, not corn.

3466. You import from the Isle of Wight?—Yes.

3467. Do you apprehend that if the mines were to stop, agriculture would go down?—I have no doubt it would, for a time.

3468. Do you think there has been any difference in the value of agricultural produce in Cornwall since the law of 1819 has been carried into full effect?—I think the price of corn has been more stationary.

3469. You are a banker as well as a solicitor?—I am.

3470. Has the price of corn been lowered in consequence of it?—The price of corn has been lowered in consequence of the abundant harvests of the two last years; but I think it has been more stationary in consequence of the late regulation of the corn laws.

3471. The question alludes to the alteration in the currency in 1819?—Every thing is lower than during the circulation of the 1*l*. notes in 1819; the prices of all articles of life and manufacture have fallen more in nominal than in actual value, I apprehend; the science is too deep for me; I do not pretend to enter into it.

3472. To what amount, in point of value, has agricultural produce fallen since that time?—I cannot say; corn has fallen very considerably; I attribute that to the late abundant harvests.

3473. Do you think those harvests have been confined to Cornwall?—I am not acquainted with England generally; but I think the harvest in the west of England generally was good.

3474. What do you understand to be the state of other counties; do you think agriculture is prosperous in the other counties?—I can judge only from what I read; I do not believe the statements to the extent I read them.

3475. You say that in some parts lands let for 24 years' purchase, and in some more?—I do not say less than 24 in any part; I have bought and sold at 20 years' purchase; but then there were particular circumstances, under mortgages, and so on.

3476. Do not you consider 24 or 25 years' purchase a low rate?—If the land is in a good situation and in good state, it is.

3477. Is it not a low rate, as compared with what land used to sell for in former periods in that district?—I have known lands sell for less, and for more.

3478. Have you known land sell for 30 years' purchase in the district in which it would now fetch only 25?—I think not.

3479. The land sells for about as large a number of years' purchase as you have ever known it?—Yes, in general; I have known land sold at very high prices for building, and so on.

3480. But taking it generally, you think that land sells for as great a number of years' purchase as in former times?—Yes.

3481. Has copper fallen in price?—No, it has rather increased.

3482. What

Mr. Edward Coode.

4 June 1833.

3482. What do you consider the comparative state of the peasantry now and in the early part of your life?—I think they are better clothed and their houses better furnished, and there is more appearance of comfort about them than there was formerly.

3483. What rent do they pay now, and what did they pay formerly?—Cottages vary, according to the situation, from 40 s. the lowest, to 50 s. and 3 l.

3484. Is there usually land attached to the cottages?—Seldom more than a little garden.

3485. Not enough to raise potatoes?—No, only to raise pot-herbs, leeks and onions, and so on.

3486. What increase or diminution has taken place in the poor's-rates within the last 20 years?—I take it the militia were embodied at that time; that threw much of the burthen on the poor-rates; I do not think there has been an increase since that.

3487. Within the last five years has there been any great increase?—No, I do not think there has.

3488. Do you know how much in the pound is usually paid in the county of Cornwall?—It is the most difficult county in the world to make an average; in some parishes they pay 10 s. in the pound.

3489. Will you confine yourself to that part which is agricultural?—I cannot form an average at all; it depends on the population; some parishes are very densely populated and others very thinly.

3490. What is the highest amount you know of being paid?—I have heard of parishes being very much burthened, but I cannot state any precise sum. I dare say in the parish of St. Agnes they have paid more than 10 s. in the pound.

3491. That is almost entirely a mining parish, is it not?—Principally so.

3492. Are farms now larger or smaller than they used to be?—I think larger; many have been consolidated as they fell in.

3493. Have you found that the forming large farms has had the effect of increasing or diminishing the poor-rate in those parishes where the farms have been increased in size?—I should rather think they have diminished.

3494. Are the lower orders, in your opinion, as well satisfied with their lot as they used to be?—Quite as well, I believe.

3495. Are there any of your paupers unemployed?—Very few.

3496. How do you account for copper not having fallen in price when all other things have?—I cannot say.

3497. If all other things have fallen in price, and that has not, do you consider that the principal reason for the prosperity of that county?—I do.

3498. Are you aware what the price of copper is now?—I think the last paper stated it at 113 for pure copper; ores vary according to their quality.

3499. Was not the price of copper formerly 140?—It has been higher; but I remember it at 80.

3500. How long ago was that?—Perhaps 20 years.

3501. Does your recollection carry you back to the year 1821 or 1822, so as to enable you to recollect what was the state of agriculture in those years?—I cannot fix upon that period.

3502. Does your memory enable you to say whether those were periods of very great and striking distress among the farmers of Cornwall?—We have had two or three years of great distress among farmers and every other class, but I cannot recollect the time; perhaps it was about that time a state of almost famine.

3503. Were the rents decreased at that time?—There were abatements of rent; a great many farmers failed in the years of bad harvests.

3504. If 1821 and 1822 were not deficient harvests, they are not the times you allude to?—No.

3505. Except in times of bad harvests, there has been no distress in Cornwall since the war?—No, I think not.

3506. Can you state whether property has changed hands in Cornwall very much of late?—Very much in my recollection; I know a great number of large estates which have been dismembered and sold in parcels.

3507. Is the property sold into a great number of parcels?—Considerably, I think.

3508. There are very few large estates in Cornwall as in other counties?—No.

3509. They are generally scattered over the county, not in large masses?—Yes, I think so.

Mr. *William Reed*, called in; and Examined.

Mr. *William Reed*.

4 June 1833.

3510. WHERE do you reside?—At Salford, in Lancashire.
3511. Are you a land-agent or land-valuer?—I am acting in both capacities.
3512. Are you an occupier of land yourself?—Not at present.
3513. Have you charge of any large properties?—I have charge of several properties.
3514. In what counties are those properties situate?—In the county of Lancaster. I have also been very much employed during the last five years in the bringing into cultivation of waste land.
3515. Within the few last years has any great quantity of waste land been brought into cultivation in that county?—Yes.
3516. When did that cultivation commence?—About four years since.
3517. In what part of the county is it situate?—Between Liverpool and Manchester.
3518. What is the name of it?—The Chat Moss.
3519. The railroad passes through it?—Yes, it does.
3520. Has the cultivation of that been commenced since the railroad was completed?—No.
3521. Was it in a course of cultivation before the railroad was commenced?—An attempt to cultivate it had been made by Mr. Roscoe some 25 years ago.
3522. Did that turn out very successful?—Quite the contrary.
3523. What is the extent of that Moss?—Nearly 6,000 statute acres.
3524. Is it a level?—As nearly so as may be. It is the case with all land of that description. All mosses have an inclination to the outside. In no case that has come within my professional view did I ever see a moss which was not susceptible of drainage either in England or Ireland.
3525. That first attempt having failed, when was the second begun?—At the time I have mentioned, about four or five years ago.
3526. Will you state to the Committee the progress of that work?—Mr. Roscoe took, by virtue of an act of Parliament, of the proprietor, Mr. Trafford, a lease of 90 years. The property being an entailed property, an Act of Parliament was necessary to enable him to grant a lease for that time. Mr. Roscoe's interest in the the Moss was sold by auction in lots, and several persons became the purchasers of different portions. About four or five years ago the attention of some gentlemen (some resident in Liverpool and some in other places) was called to this place, and a portion of about 700 acres was taken by them for the purpose of bringing it into cultivation, and the care and management of it was consigned to me. The drainage and cultivation has gone on from that time, and with so much success, that a very considerable part of the remainder, that is to say, the difference between 700 and 2,500 acres, has been lately taken by other parties for the purpose of reclamation.
3527. What is grown upon it?—Potatoes, wheat, clover, oats, barley, vetches, turnips, and mangel wursel; in fact anything.
3528. Have the goodness to state the character of the soil?—It is not a soil; it is an accretion of vegetable matter, quite free from any mixture of earth of any sort.
3529. Is it black?—No; red. What in Ireland is called red bog.
3530. It is very loose?—It is a sponge, in fact, surcharged with water.
3531. What will be the produce of that land when it is brought into cultivation?—That, of course, as in all other land, will depend on the degree of tillage it receives. The wheat I have grown has given 20 bushels of 70 pounds, (for our bushel in Lancashire is 70 pounds); that would be about 23 imperial bushels. The produce has varied, but may be quoted at from three to four imperial quarters per statute acre.
3532. Does the present price afford you a remuneration?—It is as much as it does.
3533. If that was much depressed it would not afford a remunerating price?—No.
3534. This land must then go out of cultivation?—That is my opinion.
3535. What do you mean by the present price?—The present price with us is about 7 s. 3 d. our bushel; about 6 s. 3 d. the imperial bushel.
3536. That is about 50 s. a quarter?—Yes. It must be taken into consideration that the expenses of the cost of production are the same, the price of labour

Mr. *William Reed.* continuing the same. I am not giving an opinion whether a high or low price of corn is best.

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3537. Does it afford such a rent as would repay the expense of the outlay?—It does.

3538. The land is tithe-free?—Yes; the impropiator is the proprietor of the land; he does not distinguish between rent and tithe.

3539. What is that land worth per acre?—I do not know of any part being let in which I have been concerned, but some part of it reclaimed by Mr. Roscoe has been let at prices varying from 15 s. to 25 s. a statute acre.

3540. Has there been any increase or decrease in the poor-rates?—The village near to which I commenced was inhabited chiefly by hand-loom weavers, and they were certainly almost in a state of starvation when I began. The sameness of the work, the mere using a spade, throwing a clod on one side, enables us to employ persons on this sort of improvement who are not regularly agricultural labourers, and I employed a great many of those poor weavers, and very efficient workmen they turned out. The consequence was, that the village was rescued from pauperism to a very great extent.

3541. What is the situation of the cottages in that village; are they improved in their appearance and general comfort?—Yes; I think our cottages in Lancashire are generally of a better description. They are most frequently of brick, and a roof of either tile or slate.

3542. Are they improved or not in their general appearance?—The means of their convenience and comforts are very much increased; there is not the least doubt of that.

3543. That has been since you employed them in the Moss?—Yes. A great many other persons have employed them, consequent on the beginning I have made.

3544. Do you mean that observation to apply generally to that part of the county of Lancaster with which you are acquainted, or to the districts of Chat Moss?—To that district.

3545. Have those cottagers generally an allotment of land?—No.

3546. Have they gardens?—They have not generally. Where they have gardens they are doubtless better off.

3547. The hand-loom weavers turned out to be pretty efficient in the cultivation of the Moss?—They did.

3548. You are not aware whether the hand-loom weaving has improved at all?—I am quite certain, from observation, that the condition of the hand-loom weaver has not improved.

3549. Can you state the quantity of this land brought into cultivation?—The quantity brought into that state of cultivation which enables it to bear crops is not above 300 acres; but there is as much as 1,000 taken to bring it into cultivation.

3550. Is that portion near the railroad?—Yes; but it has not received any benefit from the railroad. I would not wish it to be understood that this farm created under my direction applies to the railroad.

3551. Does not the railroad afford a great facility for carrying the produce to Manchester?—That is a thing still to be done.

3552. Did you begin to cultivate it before the railroad was thought of?—No, it was in execution.

3553. The land was subdivided into small portions, was it not?—Some of the divisions are larger; one allotment was 1,200 acres; one gentleman, I think, purchased an interest in 1,500 acres, and has let it out in hundreds.

3554. You have water-carriage near to it, have you not?—Yes; and I laid a railroad to the river. In fact, the whole of that land was brought into cultivation by means of railroads permanently laid down or movable. A railroad was laid down to the river, by which we got up manure.

3555. You bring large quantities of manure from Manchester?—Yes.

3556. What distance is it from Manchester?—Eight miles.

3557. What may have been the first outlay to bring an acre of that land into cultivation?—The outlay is liable to a great deal of variation; including the cost of making roads, the cost of the erection of buildings, and perhaps the cost of railroads with which to convey the material, on dividing it into acreable cost will make it appear a larger sum; if the manure necessary to produce a crop is taken the sum will appear larger; but taking it for the drainage and marling (laying down

down 200 cubic yards of marl on a statute acre,) it will be about 10 *l.* a statute acre. Mr. William Reed.

3558. Have you made an estimate of the other expenses?—I made an estimate for Lord Stamford, who employs me to cultivate a moss of his near Ashton-under-Line; it included 200 *l.* for building there; it was something about 15 *l.* a statute acre. 4 June 1833.

3559. Are you of opinion that, if the present prices were to continue, there is a remuneration?—Yes; and it is not my opinion alone, but others are following my steps in the reclamation of it; they have, I suppose, calculated for themselves.

3560. Supposing that land so reclaimed now to be let, and the prices of agricultural produce to remain as they are, what rent do you think would be paid for it?—From 20 *s.* to 25 *s.* a statute acre.

3561. Can you speak as to the state of agriculture in other parts of Lancashire?—I think I can; I have been employed in almost all parts of the county.

3562. Can you state whether the general condition of the farmers throughout the county of Lancashire has decreased, is stationary or has improved?—I think that the farmers are, generally speaking, not doing well.

3563. From what time do you date that change in their circumstances?—I have not been acquainted with Lancashire more than five or six years.

3564. Can you state what has occurred to your observation for five or six years?—The farmers in Lancashire are very different from those in very many parts of England; they are very often very small takes, small farms, a great many of them on life leases, taken on leases for three lives, on a nominal, or what is called there a lord's rent; they are men of very economical habits; the consequence is, in a great many of the farmers of those small farms there is a stock purse in the family of 200 *l.* or 300 *l.* put by; they have always a nest-egg.

3565. Do you mean that each farmer has a nest-egg?—Not every one, but a great many have; their fathers had; and I am perfectly satisfied that that is decreasing.

3566. They are breaking that nest-egg?—Yes, they are undoubtedly.

3567. To what do you attribute that?—The low price of the produce, compared with the cost of production.

3568. In consequence of that, have their farms got out of condition since you have become acquainted with them?—In many cases they have.

3569. Do you think the farmers have been broken up very often?—No, I think not so very frequently as the circumstances might induce a stranger to suppose. We are suffering very much by the immense importation of Irish produce, especially in the south of Lancashire.

3570. What does that produce chiefly consist of?—Almost every variety of agricultural produce.

3571. Can you inform the Committee whether there has been an increase of importation of agricultural produce from Ireland to such an extent as to cause any serious deterioration to the state of agricultural produce in Lancashire?—There has.

3572. Can you give the Committee any information upon that subject from documents in your possession?—I can; there were imported into Liverpool last year horned cattle, 68,728, upwards of a thousand head a week; 78,622 sheep; 145,927 pigs; 669 horses; 1,755 calves; and 12,854 lambs.

3573. Can you furnish the Committee with any information as to whether any great quantity of butcher's meat comes over from Ireland?—No, not much in a slaughtered state.

3574. Is there any great importation of butter and eggs?—Immense. There is a trade now carried on which takes away a great deal of the profit from our small farmers, who used to go with butter to Manchester; there is now a new trade, and a very efficient man is much engaged in it. Butter comes to Dublin on Thursday night; it is shipped in time to be in Liverpool on Friday morning; it is sent by the Liverpool Railroad to Manchester on Friday afternoon; and is exposed as fresh butter for sale in Manchester on the Saturday.

3575. That must very much affect the butter trade of the small farmers in the neighbourhood of Manchester?—Yes; it is in those little things where our small farmers are feeling an immense pressure.

3576. The small farmers of whom you speak have been in the habit of producing almost all the small articles for the Manchester and Liverpool markets?—Yes, and for the towns round.

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3577. Do they grow much grain?—Yes, they are mostly tillage farms; the immense importation of Irish cattle has driven them to that source of profit.

3578. Can you state anything as to the general state of the labouring poor of those parts of Lancashire with which you are acquainted?—There is so great a competition for labour in Lancashire on account of the immense manufacturing establishments, that the price of labour is great as compared with the price of the articles at market, the result of that labour.

3579. What is the price of labour?—From 2s. to 2s. 6d. a day.

3580. Is that the price of labour given them throughout the whole year?—No; in winter time it falls off to 1s. 8d. in those districts where 2s. is given in summer, and to 2s. where 2s. 6d. is given in summer; there is a decrease of 20 to 25 per cent.

3581. Are many of those agricultural labourers out of employment?—I think not.

3582. Can they procure situations as readily as they did formerly?—I think they can.

3583. You hear no complaints?—No.

3584. Do they live in cottages attached to their farms?—They live in cottages of their own, or lodge with others who have cottages.

3585. Do you know whether the rents of cottages have increased or decreased of late?—Near the manufacturing towns they are certainly very high; I do not think they have increased in the agricultural districts.

3586. Have they any land attached to them?—In the parts more remote from the manufacturing districts they have.

3587. With reference to the prices of all articles of life, do you think the situation of the labourer has improved or become worse during the seven years you have known them?—I think it is much about stationary.

3588. Has there been any great change in the price of the articles of life during those seven years?—Not very material; the tendency of price of corn latterly has been to become low, and all other things may be said to follow in a degree, but the reduction has been gradual.

3589. The price of all clothing is very much reduced, is it not?—Yes, it is.

3590. Can you state as to the general price of grain whether it has been stationary or has fluctuated during those seven years?—It has not fluctuated much; it has been gradually declining for the last three years; for instance, the harvest of 1830 brought more money than that of 1831, and the harvest of 1831 brought more than that of 1832.

3591. The prices were higher in those years?—Yes.

3592. Can you state what has been the fluctuation since the year 1830?—I think the difference may be quoted at something like 20 per cent.

3593. Have rents been much reduced in that county?—Not much.

3594. What is generally the nature of the holdings there; a great many, you say, are on life leases?—Yes; in that case the rent resolves itself into a less rent and a fine.

3595. That is not universal throughout the county of Lancaster?—No, it is not.

3596. Taking the parts of the country in which that custom has not been established, what is the nature of the holdings?—Either on lease at rack-rent, or on lives.

3597. Do you find any difficulty in procuring tenants?—None.

3598. There is a ready disposition to take farms, is there?—There is.

3599. Has any great reduction taken place in the rents?—I think not; I have met with many cases of disposition on the part of landowners to review their rental, and to reduce it in particular cases where it has been necessary, and I have known a few instances in which it has borne a slight advance.

3600. Has there been any great change in the tenantry within your knowledge?—Not very great.

3601. Are there many small freeholders in that county?—A good many.

3602. Has there been any great change among them; have the farmers or not sunk under the pressure of the times?—I think that they are sinking; I think their habits are so slow, that the effect of any loss is not sudden. If I were asked whether I thought those small holdings, as property, were more encumbered than they were in some former times, perhaps within the last seven years, I should say they are.

3603. Are

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3603. Are their farms as well cultivated as they were?—I think not.
3604. Do they drain them so well?—I think not; I think that the tenant certainly does not feel disposed to drain.
3605. Do you think they apply as much manure?—Not so much.
3606. Has the produce decreased or increased?—The produce of particular articles has increased.
3607. What are those particular articles?—Potatoes have increased very much.
3608. If they do not drain that land or allow manure the land does not give wheat?—The aggregate return on all the lands is much less; the money return.
3609. Is the produce much less?—The amount of produce is less, taking the entire amount of the produce together; if a man grew an acre of wheat where he grows an acre of potatoes, I think the produce would be greater now.
3610. Does an acre which produced potatoes seven years ago produce as many potatoes now?—It does in some cases, and in many cases not.
3611. Take an acre of wheat?—I should say our whole arable produce certainly is lessened.
3612. Have there been any great changes among the small freeholders?—No, not extensive.
3613. They have not sold their properties?—Not extensively.
3614. Whenever they have been brought into the market, what description of persons have purchased them?—Very frequently persons of the same class.
3615. They have not been absorbed by the large landholders?—Not much.
3616. Is there not a tendency for land to be more subdivided than it used to be?—I think not.
3617. What do you mean by the same class?—Possessors of a small quantity of property.
3618. Who have the tenants generally of those farms been; farmers' sons, or what?—They have been generally persons brought up on the immediate spot.
3619. Have you any that you should call agricultural districts in Lancashire?—Yes.
3620. Entirely unconnected with manufacture?—Yes.
3621. In those districts do you know whether the stock of grain kept by the farmers or landowners is as great as it was formerly?—I think it is not so great.
3622. You are not a farmer yourself?—I have farmed extensively.
3623. When you say you think there is not so much grain, do you mean not in the present year, or that there is not so much generally held of late years?—I do not know such a thing as their holding corn for a number of years; I speak of four or five years back; I know no such thing as an old stock of wheat.
3624. At the end of the year there is very little remaining over for the following year?—At the end of the year there is very little standing over.
3625. To what is that owing?—There has been no confidence in the improvement of price.
3626. Would you ascribe any part of the reduced stock of grain kept in Lancashire to the poverty of the land cultivators?—Yes.
3627. A part of the diminished stock is ascribable to the poverty of the landowners and farmers?—Not abstractedly poverty, but a convenience in selling. If a farmer has sufficient capital to turn the year, he can hardly be called a poor man in the extreme sense of the word; but he finds it convenient to realize the produce of the year within the next following season.
3628. Do you think that is owing to diminished means on the part of the farmer?—Yes.
3629. How long is it since you gave up farming yourself?—Perhaps about a twelvemonth.
3630. What is the reason you gave up farming?—I never farmed in Lancashire on my own account. The land I improved professionally I cultivated.
3631. You gave it up as soon as you had put it into a state of cultivation?—Circumstances induced me to think it more to my advantage to take up the profession generally than to follow at one particular spot the farming, and I was called to so many different places I found it inconsistent with good farming to be away from the farm so much.
3632. Are rents paid regularly?—Yes, tolerably so.
3633. There is no great arrear?—The arrears are greater the nearer we are to a manufacturing town.

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3634. Are the rents much higher also?—The rents are generally higher; but the increased facilities for the transport of produce from greater distances has rendered the land that was from its situation more valuable now not so valuable.

3635. Can you explain why the rents are less well paid in the neighbourhood of towns?—From the decreased means of the farmers of land.

3636. Do you not find that a farmer living near a great town is generally less vigilant in the management of his farming business than those who live at a distance from it?—I think there is a laxity of habit consequent on living near a large town.

3637. Do you find that the labourers are less manageable?—Yes; that is an evil that affects Lancashire very much; our peasants are anything but what they should be near the towns.

3638. Are they much deteriorated of late years?—I cannot say that; I think they have grown worse in their habits since I became acquainted with them. In the parts of the country away from manufactures, for instance, the country that lies to the north-east of Preston, where it is all in a state of pasturage, hilly country, what we call fell country, where the villages are wholly agricultural, I think they may be said to be doing better than anywhere else.

3639. Is the labourer of a better description?—Yes, and very frequently the inmate in the house of the farmer; I should not say that the body of them are, but in every farm-house of any magnitude there are two or three resident labourers.

3640. Are you much acquainted with that fell district?—I am the agent of a gentleman there.

3641. What is the state of that country?—It being a pasture country, the result of the farmer's application to business is cattle of some kind, and cattle have fetched a very high price; they are doing very well.

3642. Do they continue to breed as much as they did?—I think they do.

3643. From your vicinity to the Irish market, can you speak at all to the deficient breeding of cattle in Ireland?—No.

3644. Have you heard of any diminution in the breeding of cattle in Ireland?—No, nor have I seen any; I am frequently in Ireland.

3645. You have heard of the increased supply of corn?—Yes, immense.

3646. You think that has not arisen from a decreased breeding of cattle?—No; I think the production of Ireland is very much increasing.

3647. Have you, in the course of your business, let any farms lately?—No; the time of year is coming on for letting farms; I have some to let.

3648. On what scale of prices do you propose letting them, with reference to the price of wheat?—The farms I have to let do not produce wheat; they are in a pasture country.

3649. Would you make any deduction in that pasture country?—No, I think not; I do not think the times demand it.

3650. When were those farms you now have to let formerly valued?—Perhaps about seven years ago.

3651. You say that the price of meat has kept up, while that of corn has been going down?—I do not exactly mean meat; but the price of cattle is high, certainly.

3652. Can you at all account for the price of cattle keeping up, while the price of corn has been going down?—No; I have heard of a variety of reasons; I should say that they do not breed them to the same extent.

3653. You think there is some cause for the price?—Yes.

3654. Has there been any great loss in Lancashire in the sheep of late?—It is not a sheep-feeding county.

3655. Do you think the consumption of butcher's meat is greater than it used to be?—I think it is.

3656. Referring to the agricultural districts apart from the vicinity of large towns, do you think they are better off?—Not tillage farmers.

3657. Should not you imagine that lands in the neighbourhood of manufacturing towns would keep up their price?—No; I think that land in the neighbourhood of towns is suffering every day.

3658. Is that because the other land can be brought into a facility of communication more easily than it used to be?—I speak particularly of the facility of communication with Ireland.

3659. Do you think that labourers in general are contented with their present situation?—With us I think they are.

3660. Do you think that, generally speaking, where they have tolerably good wages

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wages they are satisfied with their situation, and not looking to anything better?— Mr. William Reed.
I think they are.

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3661. Have you any arable farms to let?—I have not; but there are a good many.

3662. Have you any information as to the value of farms of that description?—They are not let at so a high a price, nor so eagerly sought for as they used to be.

3663. Can you state at what prices the corn is estimated in fixing rent?—I should argue in this way: if the price of wheat be so, the price of the farm should be so and so; and I should take the present price, and what I should conceive to be the prospect for the future, into consideration; I should assume no standard price, nor should I ever in a large tract of country. I should not say, if corn is worth 60 s., land is worth so much; but, wheat being worth so much a bushel, and the other capabilities of the farm being so and so, it is worth so much money.

3664. Should you take the present existing prices as the probable prices likely to endure through the lease, so as to make that a reasonable basis of letting?—I think I should. I see nothing to render it probable that we shall have an advance in corn; I think the probability is rather the other way.

3665. Why do you suppose there would be a tendency in corn to become lower than it is now?—I have no doubt there is an immense increase of production annually in Ireland. We are apt to be actuated by the thing around us. In Lancashire we see an immense inundation from Ireland, and I think it is impossible for us to rise while that is the case. They produce their corn at a much less expense than we can.

3666. With that before your eyes, and those of other persons in Lancashire, has any land been thrown out of cultivation in Lancashire?—I do not think there has.

3667. In what state are the very heavy clay lands?—We have not much of that character. I think we are in the state of transition of a gradual reduction of the farmer's capital. What the result will be some years hence I cannot say.

3668. Fifty shillings a quarter is the price at which you would fix wheat in your calculation; supposing the land to yield three quarters per acre, what rent would you put upon that land?—Our farming is of so mixed a character, I cannot ascertain it in that way.

3669. Could you answer the question with reference to your course of farming?—Of course it would depend on the quantity of tillage necessary to produce that three quarters. If we are obliged to sow a naked fallow to produce wheat, that must be at a greater cost than if they could sow with the four-course shift, as turnips, barley, clover and wheat. The three quarters would be produced much cheaper thus; and consequently the land would be worth more than where they have a naked fallow where we are not obliged to sow on a naked fallow; in that case 25 s. to 30 s. an acre would perhaps be a fair rent.

3670. Where you are obliged to do so, what rent would you fix?—Perhaps 15 s.

3671. Which of those two species of land do you call wheat land?—They are both called wheat land, but the former is more generally called turnip land.

3672. Do you speak of the statute acre and land not subject to tithe?—No; where the tithe is collected in kind, or where each crop is subjected to a valuation for tithe, that must, I think, be deducted from the rent I have named.

3673. What deduction should you make for tithe?—Whatever is demanded.

3674. Assuming that the proprietor of tithe took all that belonged to him, what deduction would you make in consideration of tithe?—If each crop is subject to valuation, if the crop of wheat is subject to valuation, it might be perhaps 7 s. 6 d. per acre.

3675. That would be one half of the rent of your four-course land?—Yes; but then there would be very many years in which they would have no such valuation; the average of four years would not amount to that.

3676. Supposing the rent, deducting tithe, upon that wheat soil where you are obliged to have a naked fallow were to be 10 s. per acre, if corn were to fall from 50 s. to 45 s., what would be the rent then?—The probability is that a great deal of that land would never be cropped.

3677. Is there more or less arable land in Lancashire than there was seven years ago?—More.

3678. Can you attribute that to any cause?—The continuing the land in a state of

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of pasture has not been profitable, on account of the increased importations from Ireland of cattle, and so on.

3679. Yet cattle you say have kept their price and corn has fallen?—Yes.

3680. Still they think it more profitable to break up the pasture and to convert it into tillage?—I do not think that they are getting a profit.

3681. You think the farmers in Lancashire are not generally getting a profit?—Yes.

3682. What has been the motive of the farmer to break it up; has it been to get money to enable him to pay his rent?—Yes.

3683. He has been driven to that by his poverty?—Yes.

3684. With what part of the country were you acquainted before you went to Lancashire?—Surrey.

3685. Have you been into Surrey of late?—Three or four years ago.

3686. Can you state what is the state of cultivation in that part of Surrey with which you are acquainted?—It has declined.

3687. In what part of Surrey were you?—From Croydon down towards Epsom, upon the low lands lying towards Kingston.

3688. Have you seen that land lately?—I have just been over it, but not connected with it.

3689. Can you at all state the condition of cultivation of that land?—I do not think it at all improved.

3690. Do you think it has gone back at all?—I think it has; I have known several instances of failures on the part of farmers.

3691. Have you had the management of any land in Surrey?—Not lately.

3692. What is the amount of poor-rate in the agricultural parishes in Lancashire generally?—It varies; it was great when I came to Lancashire; it had been higher than the rent; but I know of no parishes in which it has of late exceeded 5 s. in the pound on four-fifths of the rack-rent.

3693. What would be the lowest?—Perhaps about half that.

3694. Would that be the average?—No.

3695. What should you say would be the average?—Perhaps 4 s. in the pound upon four-fifths of the rack-rent.

3696. Does that include the county-rates?—Yes.

3697. Have those rates increased within your knowledge?—Yes; there is a yearly increase on the county-rate, occasioned by the necessity of sending home the Irish; I believe in one parish 13 parts out of 33 go to support the Irish.

3698. Do you apprehend that the part which goes to the support of the local poor has increased?—I do not know that the amount has increased, but there has been less disposition to afford relief on the part of the functionaries who have to administer it; where they gave 2 s. they now give 1 s. 6 d.

3699. Do you think that disposition is general?—I think it is. Amongst us there is a great disposition on the part of every lay payer to look into the administration of affairs, and the consequence is, there is an increased disposition to what may be called economizing.

3700. Have you many select vestries in the parishes with which you are acquainted?—Yes.

3701. What made the rate-payers look more rigidly into affairs of late years than formerly?—Perhaps necessity.

3702. In giving the Committee your opinion of the rent of land, what amount of poors'-rates should you calculate on?—Something like 4 s. in the pound.

3703. Have you any of the allowance system in Lancashire?—No, not at all.

3704. Are rents paid out of the poors'-rates?—No.

3705. Do you make any allowance to able-bodied labourers who cannot get employment?—I have never known an instance of the necessity of it.

3706. You do not give an allowance in proportion to the children?—It may be, but it is not often asked for, there is such a means of getting employment in Lancashire.

3707. Are the parishes in the habit of apprenticing the children out where there are large families?—No; if the question means whether the parish officers step into a cottage, and say we will give 5 l. with your child, that is not known.

3708. Have you many able-bodied labourers out of employment in the winter?—Not many.

3709. Do they put the children out as agricultural parish apprentices without a premium?—

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a premium?—No; there is such an immense call for the labour of young persons in Lancashire, there is no occasion for it. Mr. William Reed.

3710. If there had been no improvement in the administration of the poor-rates, they would have very much increased?—Yes. 4 June 1833.

3711. Is the number that comes from Ireland increased, or is there less ability on the part of the English to employ them?—I do not think that the last year gave us an increase over the year before in the number of them.

3712. Do you think there is less disposition on the part of the farmers to employ them?—Our county is a mere passage to the eastward, and those who came first, in the early part of last year, furnished so bad a report of the disposition of the farmers in Lincolnshire and further on to employ them, I have no doubt that operated as a check.

3713. Were there at any time many Irish labourers employed in agriculture in Lancashire?—Not very many.

3714. Do you think they have increased?—No, I think not; but that we have a great number of Irish weavers in Lancashire.

3715. Do you consider the situation of the agricultural labourer as better or worse than it was a few years ago?—If the same economy is exercised by the men, I have no doubt their situation is better of late; the wages have been better, that is to say, the same wages will purchase more food.

3716. Do you find much disposition on the part of the agricultural labourers to go into the towns and get employment there?—No, I think not more than is common. Large towns are always supplied from the country in a degree as the population increases.

3717. Are there any individuals in Lancashire who pursue both agriculture and commerce?—Very many; it is not uncommon in a small farm-house to hear the loom going.

3718. What is the condition of the hand-loom weavers generally?—Very bad.

3719. Is that which you speak of as to looms for hired labourers or a portion of the family?—A portion of the family.

3720. Is that for sale, or to supply the domestic wants?—For sale; one part is brought from the manufactory in the shape of yarn, and is woven at so much a piece and taken back.

3721. Are there not, generally speaking, one or two looms in every cottage in that part of the county?—Yes.

3722. Do you find those farmers in a better situation than the others?—No, not at all.

3723. Is there any distinction between the Lancashire labourers and the Surrey?—Yes; I think the agricultural labourer in Lancashire is better off; that he receives more wages.

3724. Do you know what the rate of wages in Surrey is?—No, I do not, except from report.

3725. Can you state whether the farmers employ as many labourers now as they did seven years ago?—Our holdings are small, and the tendency is rather to decrease the quantity of labour employed.

3726. The tendency is for the small farmer to work hard himself and employ less labour?—Yes, it is that in a degree; but it is also this, that less is done to the land.

3727. That which is required is not done to the land?—No.

3728. Are not greater profits made by persons in trade than by persons engaged in agriculture?—It is proverbial with us, but I cannot speak to it.

3729. How does land sell in Lancashire, compared with what it did seven years ago?—Eligible properties, I think, sell as well as ever.

3730. Taking the average?—I think there is an indisposition to invest capital in comparatively poor land; there is an insecurity attached to it.

3731. What do you call poor land?—Heavy land, producing perhaps from two quarters and a half to three quarters per acre; a bad wheat soil, upon which it is necessary to have a naked fallow.

3732. From what does that arise?—The tendency of all agricultural produce to decrease in value, and the decreased payment of a fair remuneration for the capital invested.

3733. How much of that land is there in Lancashire?—Not a very large quantity.

3734. What should you say is the average production of Lancashire of wheat;

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how many bushels?—Our production is high; far away from the towns we do not produce wheat; the artificial manure would bring us up to a high average.

3735. Is the Lancashire acre the statute acre?—We have all sorts and descriptions of acres, from five yards and a half; but I speak with reference to the statute acre.

3736. Did you ever hear what was the average produce throughout the kingdom of wheat?—No, never.

3737. Are you aware that the average production throughout the kingdom is not estimated at more than 20 bushels an acre?—I should think it is not much more.

3738. But you state there is a certain portion of land in Lancashire producing from 20 to 24 bushels which has a tendency to go out of cultivation at present prices?—Yes; I look upon it the facilities for conveyance of Irish produce have a tendency to do away with one-half of our rental.

3739. Is not that the chief cause of depression of agriculture in Lancashire?—I think it is, in the district of Lancashire, most important.

3740. Do not you think the consumption has rather increased?—It has increased with the increasing population, but the general result of the whole is a decrease in the profitable return of the farmer.

3741. Have you not found that the great importation of cattle from Ireland has decreased the price in Lancashire within the last few years?—No, I do not apprehend that; the importation of cattle has increased year after year at the same rate as the other produce of Irish soil.

3742. Has not the facility of importation of Irish cattle increased the last few years?—That is coeval with the introduction of steam across from Ireland; but the Liverpool Railway is not used for any stock but pigs, and there the reduction has been most tremendous.

3743. Has the importation of cattle increased within the last three years?—I should think it has not increased, in my opinion, the last year, as compared with the year before.

3744. Is the consumption of milk, from the habits of the people in Lancashire, very great?—Yes.

3745. That will account for the comparative prosperity of dairy farms in some measure, will it not?—Dairy farms, generally speaking, are not common with us, that is, farms producing butter; but milk farms are common.

3746. Land supporting a cow is of great value near a town?—It is of greater value than any other.

3747. What should you say is the value of it?—It depends entirely upon its produce, some land will give more milk than others; some of it is let near Liverpool and near Manchester for as much as 4 l. a statute acre, and some for more.

3748. In the neighbourhood of Blackburn and other towns it is also at high rents?—Yes.

3749. Is there a greater disposition to drink milk than there was seven years ago?—No, I think not.

3750. The cultivation of potatoes is found to be more profitable than that of corn, is it not?—We have grown potatoes till potatoes are no longer a profitable article; they have been selling as low as 35 s. a ton in our markets; and I think there will be now a return towards endeavouring to raise stock, as that pays better lately than the more bulky productions.

3751. That production of stock will be from the arable land?—There is a disposition on the part of all the more inquiring landowners to get their land laid down again.

3752. How long has this disposition existed?—It is now about beginning.

3753. That would require a considerable time, would it not?—No, it would not, with proper tillage; it may be laid down in a very short time.

3754. You state that there is a less disposition to drink milk; can you account for that?—The beer-shops have taken our people very much by the head.

3755. Do they consume much tea and coffee?—A good deal.

3756. That may account in some measure for their not drinking so much milk? No, I think not; milk forms a part of that beverage.

3757. When you knew Lancashire first were the persons you knew in the habit of using milk alone?—No.

3758. Do they eat oat porridge now?—Yes.

3759. Do they eat oatcake?—Yes, in the remote parts; but water porridge is very common with persons in good circumstances; I take it myself at home.

3760. Is

3760. Is that gruel?—It is oatmeal and water boiled into a consistency, to be eaten with a spoon. Mr. William Reed.

3761. Do not many eat it with milk or treacle?—Yes, many with treacle.

3762. For how many years' purchase does land generally sell in Lancashire, first taking that in the neighbourhood of towns, and then that purely in agricultural districts?—I think there is a disposition to give quite as many years' purchase in one case as in the other; it used to be the case that more years' purchase would be given for land in the immediate neighbourhood of towns than where it was more remote: the number of years would vary from 26 to 30 years' purchase.

3763. Upon what you would consider fair land?—Yes; I think there is a disposition on the part of all our landowners to meet the thing fairly in regard to rent.

3764. Do you remember how many years' purchase that fetched seven years ago?—No, I do not.

3765. Is it mostly titheable?—It is very much varied in respect of tithe; in some cases it is subject to the valuation of each particular crop for tithe; in others it is tithe-free, the landlord being the impropiator of tithes; and in other cases there is a commutation under an Act of Parliament.

3766. Have you been much in the habit of valuing for tithes set out every year?—Not much; I have come across the valuation very frequently.

3767. Where a clergyman makes an agreement, are those agreements very various as to their leniency or the rigour with which they are made?—The only parts with which I am acquainted where a commutation has taken place has been consequent on an Act of Parliament.

3768. It is but seldom taken in kind, is it?—But seldom; sometimes they are valued at a time of the year when the probable value of the crop can be estimated, and the question is put, will you pay so much for your crop, or shall I take the tithe?

3769. Do not the majority of clergymen take it by an agreement for some years?—In some cases they may, but we have very many modes of getting tithes in Lancashire.

3770. Are they generally taken up at their full value?—I think they are very often.

3771. What is the general nature of the takes; are they tenancies at will or leases for years?—Where they are not in leases for lives it is generally for a term of years.

3772. Are not the leases for lives gradually going out?—I think they are; that we are returning more to the practice of rack-rent.

3773. They answer very ill in some cases?—Very ill.

3774. What has been the effect on the parishes where leases for lives have been extinguished as to the poor-rate?—I think it has had a tendency to diminish the poor-rate rather than increase it.

3775. What is the size of those farms let to tenants for life?—They vary, but they are generally small.

3776. That system is confined to a few particular estates, is it not?—Yes; those may be said to be confined to the estates of large proprietors rather than to extend over a great surface in the country.

3777. There are very few small proprietors of land that let on that system?—Very few.

3778. Do the tenants who purchase leases for lives live more penuriously than others?—I think their habits are worse, and their farms worse cultivated.

3779. Have they a greater taste for expensive life than formerly?—I think not; we move very slow.

3780. Are those grass lands that you say let for 24 s. or 25 s. per acre deteriorated in value; did they let for more some years previously?—No, I think not; the reason is that they produce milk, and that maintains a high price.

[For remainder of this day's Evidence see Q. 7234 to Q. 7497.]

Martis, 14^o die Maii, 1833.

THE RIGHT HON. SIR JAMES GRAHAM, BART.

IN THE CHAIR.

Mr. James Comely, called in; and Examined.

Mr. James Comely.

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3781. IN what county do you reside?—Hampshire.
 3782. In what part of it?—Compton, near Winchester.
 3783. Are you a native of that county?—Yes.
 3784. Have you been a practical farmer?—I have been in the farm I am now in about 33 years; I succeeded to my uncle.
 3785. As tenant or as owner?—As tenant.
 3786. Of what extent is it?—I have about 400 acres of arable land, and a portion of down and some woodland.
 3787. How long have you occupied this farm?—I began in the year 1799, and have occupied it ever since.
 3788. Have you been employed in surveying land?—I have been for these 15 years.
 3789. Have you surveyed any large estates?—I am in almost constant employ, in one way or another, for the dean and chapter of Winchester and other persons.
 3790. During the last 15 years you have been so employed?—I have been.
 3791. Consequently those estates which you have surveyed you have known for 15 years, and visited every year within that time?—Not the same estates.
 3792. Has there been an estate you have known for 15 years, and have visited periodically throughout that time?—I have made an annual visit to several of the dean and chapter of Winchester's estates, I think about 10 years, having been employed for 15 years by that body.
 3793. Is that an extensive property you have visited the last 10 years?—I should think several thousands of acres.
 3794. Are there a good many tenants upon it?—A great many.
 3795. What is the nature of their holding?—They are lifehold tenants and leasehold tenants, under the dean and chapter of Winchester.
 3796. Leasehold, on what term?—Twenty-one years, renewable every seven.
 3797. Renewable on a fine?—Yes.
 3798. Considering the state of cultivation of the dean and chapter land when you first visited it 10 years ago, and comparing it with its present state, should you say generally it was in better or worse cultivation?—Not in so high a state of cultivation, certainly.
 3799. Is the produce diminished materially?—It varies a great deal; some of the tenants who are opulent continue to cultivate highly; some of those who are worse off do not cultivate so well as they did, and it does not produce so much.
 3800. Have you the means of knowing whether they employ as much labour as they used upon that land?—I do not think they do.
 3801. You have had an opportunity of knowing the habits and character of some of those tenants?—Yes.
 3802. Take the case of some one tenant who has remained upon the land the whole of the last 10 years, whose habits you know, should you say that the land is in better or worse condition than it was 10 years ago?—There are some whose habits I know are industrious, and whose farms are certainly in a worse state than they were when first I knew them.
 3803. In what particulars worse?—That the tenant has not kept so much stock upon it, and consequently it has become poorer.

3804. Has

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3804. Has he changed his course of cropping; is the land more scourged than it was?—The land is I think pretty generally harder cropped.

3805. Is the produce diminished in consequence?—It certainly is, from its being exhausted by the over-cropping.

3806. Has there been much change of tenants?—None in the case I am speaking of; now the father is dead, but the son has succeeded to it.

3807. Have you any means of judging, with reference to the capital of those tenants, whether it has increased or diminished?—I am sorry to say that it has decreased; for instance, the farm I now refer to is for sale; they have not the means of keeping it on.

3808. For the remainder of the term?—It is a leasehold property; they have not the means of keeping it on.

3809. There has been no improvidence on the part of the tenants?—No, I think they are as industrious men as can be.

3810. What is the quality of the soil of this particular farm?—I should think there is about two-thirds of it arable land, and one-third pasture.

3811. What is the nature of the arable land generally?—The pasture land is dairy land, and as you ascend up the hill you get to the arable land; and it is very good land, between a marl and a loam; very good land.

3812. Is any portion of it producing wheat?—Yes, it is planted with wheat and beans.

3813. In average acres, what is the produce of wheat per acre?—The land is of a quality to be, I should think, equal to about six sacks to an acre, or 24 bushels.

3814. What is the rotation in which this land is worked?—They work it in three lanes, as they call it; that is, beans and wheat and clover, generally.

3815. How long does the clover lie?—Only one year.

3816. In valuing land, you value upon a scale with regard to the price of the articles of produce, do you not?—The scale upon which I have generally made my valuation has been equal to about 15 *l.* per load for wheat.

3817. Beginning 10 years ago, what was the scale you used then?—I valued the wheat at 7 *s.* 6 *d.* a bushel, or 60 *s.* a quarter; barley, 30 *s.* a quarter; oats then were about 25 *s.*

3818. Beef and mutton how much the pound?—Much the same as it is now, I should think averaging about 6 *d.* a pound.

3819. In valuing now, what scale do you use; do you adhere to that scale?—I cannot do so, exercising my own judgment.

3820. What is your scale now, according to your judgment?—At the present time, and according to the present price, I could not estimate it more than wheat 13 *l.* or 13 *l.* 10 *s.* a load, making 52 *s.* a quarter.

3821. Barley, how much?—Barley does not average 25 *s.*; I should think 25 *s.* was a top price.

3822. At what should you put that in valuation?—It ought not to be valued higher than 24 *s.*

3823. Oats, how much?—I should not estimate oats higher now than 18 *s.*, according to the present price.

3824. Beef and mutton?—Mutton yields an extraordinary price now, on account of the destruction there has been in the sheep by rot.

3825. At what should you put them as the scale of future value?—If I take into consideration the probable increase of stock, there having been a reduction, I should think that it would be fair to average mutton now, if a man was to be going to take a lease, at 6 *d.* a pound.

3826. Beef, at what?—Beef at 5 *d.*

3827. Not applying this either to your own farm, or particularly to any one estate you have lately valued, with reference to the present rents, with regard to the soil you have just mentioned, should you say they were too high or too low?—Taking Hampshire throughout, a man, considering the payment he has to make, would find it a very hard matter to realize his rent at the prices I have spoken of.

3828. Are the rents now in existence framed with reference to the low scale you have given?—No, there has not been time for it; the prices have been lower this year.

3829. Have they been lower only for the last few months, or for several years?

Mr. James Comely. —I think the last 12 months; I may go further, the average of the last three years has not been more than 14 *l.* 10 *s.*

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3830. With reference to the amount of produce upon those farms you have known for 10 years, are you to be understood to say that the produce has diminished?—Yes, it has.

3831. Are you able to form an estimate to what extent it is diminished?—I should think it must have diminished one-fourth.

3832. Since what period?—Within the last six years.

3833. Do you mean, on the average of years, with ordinary seasons, that it has diminished a fourth?—I believe it has; I know, I think, 10 farms that have diminished as much as that.

3834. Is the labour employed upon those farms equal to what it was?—There is not so much labour employed as there should be.

3835. Is it much less than it was 10 years ago?—Yes, I think considerably less.

3836. Is the land in the hands of the same man, an industrious man, as clean as it was 10 years ago?—No, it is altogether in a worse state.

3837. Without any change in the habits of the man?—Quite so.

3838. Are his drains scoured and ditches kept clean, generally speaking?—There is a want of application of capital throughout the whole farm.

3839. Is the capital there, do you think, in the hands of farmers to be expended?—No, certainly not.

3840. With regard to the rate of wages, is the agricultural labourer in employment receiving more or less wages than he did 10 years ago?—The rule, when I began farming, by which we used to estimate a man's daily wages, was the price of a gallon loaf a day, or the price of a bushel of wheat per week; that used to be considered a fair price for a man's daily labour.

3841. With regard to money payments, are money payments in wages to agricultural labourers in full employment more or less than they were ten years ago?—I conceive them better; we are now paying 9 *s.* a week, 1 *s.* 6 *d.* a day, and the price of the gallon loaf is about 1 *s.* 4 *d.*

3842. Are the wages of the labourers in employ, in the present state of affairs, as advantageous and as high as they were, if not higher?—Yes.

3843. Are the articles he principally consumes higher or lower in price than they were?—It is not many articles he can find money to consume; the chief articles are bread, and butter, and bacon, and a little cheese.

3844. Are those few articles higher or lower in price than they were ten years ago?—The difference now of bread is about 2 *d.* a gallon; the price he is now receiving, 1 *s.* 6 *d.*; and the rule by which we set their wages when I began being the price of the gallon loaf, he has 2 *d.* a day higher wages now than he had then, according to the price of bread.

3845. Then his condition is improved to that extent?—Yes.

3846. How are bacon and cheese; do you recollect the price ten years ago; is the price higher or lower?—I should think there was no difference, or very little, then and now between the price of those articles.

3847. Generally speaking, is the condition of the agricultural labourer now, in full employment, better in Hampshire, first, than it was in 1815, as compared with the present time, and then ten years ago, as compared with the present time?—I think they have the means of making themselves as comfortable now as they had then.

3848. Do you remember their wages in 1815?—No, I do not particularly.

3849. With regard to the period of ten years ago, do you remember the rate of wages then, the price of bread, and the price of bacon and cheese?—The price of wages has been generally higher in proportion when wheat was low than when it was high; we do not like to lower the wages till we are obliged to do so, consequently they enjoy the higher wages. We do not like to reduce them to the price of the gallon loaf; we give them 10 *s.* a week during harvest, and till, I think, about April, and wheat was very cheap during all the winter.

3850. You consider that 10 *s.* a week would put the agricultural labourer into a better condition, or as good a condition, as the wages he received ten years ago?—Yes, I think so; there are differences in their management.

3851. Are there many able-bodied men out of employment now?—A great many.

3852. Have you been lately in the neighbourhood of those estates with which you have been conversant?—I have not been round those estates since last summer, but

but I go through a great deal of the country all the year, and there are many able hands out of employment. Mr. James Comely.

3853. How does it happen that wages do not fall, if there are many out of employment and great competition for labour?—In some measure in this way, that there were a great many of those men had families, and the more they had paid in the shape of wages the less relief they have had from the poor-book for their children; that is one reason.

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3854. What is the system of relief in your neighbourhood?—The man and wife, and the number of children up to 12 years of age, are considered, and the price of his weekly pay is considered; they have sufficient added to that to allow to each per head a gallon loaf, and 6d. a week over.

3855. The greater number of children, the greater the amount of relief?—Yes.

3856. In proportion to the wants of the labourer he is better off with a great than a small number of children, is he not, with five or six, rather than two or three?—Certainly; if a man and his wife happen to have a young small family, himself and his wife and five small children, he is better off with the relief from the parish than a man and his wife and three larger ones, because the smaller ones will do with the allowance better than the larger ones.

3857. You say there are a great many out of employment; do you mean all the year round, or only in the winter months?—Mostly when the agricultural labour ceases.

3858. In the active months of the year have you more than are sufficient for the work?—There are never too many for the harvest.

3859. Taking from the month of May to the month of October, are there more?—More, certainly.

3860. Have not you abundant work for the labourers during the whole of the summer and autumn months?—No, certainly not. There are some farmers in better situations than others, and some are occupying lands of their own; those farmers who are occupying lands of their own, and have a capital, of course keep on their labourers, and there is more improvement going on; but taking the tenantry in general, as soon as the harvest is over they reduce their hands as much as they can, in order to save the amount of outgoing: the hands are not so numerous and burthensome to the parish from Michaelmas to Christmas as from Christmas till May, when there is little out-of-door work in the fields; they are more burthensome between Christmas and May-day.

3861. During what period of the year should you say they have not more labourers than they want?—There are not more than two months that they can tell what to do with all their hands: since I was a farmer, we could never get our reaping done and our haying done under three weeks; now we can get it done in ten days or a week.

3862. The farmers who throw their labourers on the parish in the winter months, would be very sorry to be without them in the summer?—They may employ three or four extra perhaps during the months of reaping and the most busy season; at that time of year every hand that can be got is employed, and the same in the hay season. The wheat reaping does not last more than a fortnight now; it used to last three weeks; the haying season does not last more than a month: during that six weeks every hand there is is employed.

3863. Should not you then, from your experience, having known the country, say that the great complaint of the redundance of labour arises in a great degree from the modern habits of the farmer, of desiring to use the labourer when he wants him, and when he has done throwing him on the parish?—No, I do not think that is their habit; they do it as matter of economy.

3864. Did they do it 30 or 40 years ago?—They had better means of employing them; they were not so limited, and could employ more hands; they had more means to do it with.

3865. Was not it that they had not learned the tricks to be practised under the poor laws, of throwing a proportion of their labourers on the poor laws?—There certainly was not so much management to get rid of labourers formerly, for hands were not so abundant.

3866. You think there is an increased abundance of hands?—Yes; and a decreased means of employing them.

3867. You think there is a feeling of the necessity of economizing?—Yes, I think so.

3868. If the farmer was really thriving, his condition was really prosperous, do you

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you think now there are more hands than he could fairly employ?—Parishes vary very much in that respect, and the sort of land varies very much; for instance, where there is a great portion of pasture land there is not an opportunity of employing them. I know parishes which consist chiefly of pasture land, and the inhabitants are very numerous, and there is no means of employing them, and the consequence is the poor-rates are enormous. I paid as much as 12 s. an acre last year for the poor-rates in Oxfordshire.

3869. You get no labourers from Ireland or Wales?—No.

3870. That is not the practice in your part of the country?—No.

3871. Do you get no taskers from Wiltshire and Somersetshire?—Formerly we used to employ hands out of Wiltshire, and if there were any soldiers in the barracks we used to get some of them out, but we do not do that longer than just the harvest.

3872. You live in the neighbourhood of Winchester now?—Yes.

3873. There are some farmers, you say, whose circumstances are better, and some who cultivate their own land who cultivate that land as well as ever they did?—No, I think not quite as well; they do it better than the renting tenantry do.

3874. They who cultivate their land better, of course employ more labourers, and for a greater time than the renting tenantry do?—Yes.

3875. It is not so much their habit to dismiss their labourers during the winter, or the spring or the autumn months, as that of the renting tenantry?—They are not driven by necessity.

3876. Therefore they do not adopt the habit of turning their labourers off immediately after the harvest is got in?—Not so much.

3877. If all those tenants were in circumstances such as you recollect them, there would be employ for the labourers pretty generally?—In the first place, they would endeavour to improve their land; that would cause more thrashing in the winter.

3878. Do you know a parish in which, if the tenants were all better off, the whole of the labourers would be employed?—They would be generally better employed.

3879. Do you know any where they would be all fully employed?—No; there are some parishes where they could not employ the whole; there are a few parishes who could employ the whole, but I should think they are not one-third of the whole.

3880. The wages you say are 1 s. 6 d. a day, and a gallon loaf 1 s. 4 d.; have wages risen in that district since the disturbance two years ago?—Yes, they were raised to make them better satisfied.

3881. You have said that the produce of the rent has diminished one-fourth within the last six years?—I believe there are a great portion of lands that I have seen and known, that I knew 10 years ago, which do not produce as much by one-fourth as they did 10 years ago.

3882. Was the produce 20 years ago much greater than six years ago, or less?—I think I can go back as far as 15 years; I conceive there was a difference between the produce 15 years ago and 10 years ago; that there was a little decrease even then.

3883. What do you think the whole decrease has been from the highest point of cultivation; could you say on the whole it was a full fourth, or more than a fourth?—I am within bounds when I speak of a fourth; I know some lands now where the decrease is two-thirds.

3884. On that land there must be a great reduction in the labour employed?—Yes.

3885. Would it be to the same extent in the decrease of labour as in the decrease of produce; would there be something like two-thirds less of labour employed?—There are some where there is not labour employed. I know that about 15 years ago, one farm I have in my recollection, a small farm, the tithes were 36 l., and now it is not worth 10 l.; the man does not give 10 l. for his tithes.

3886. If that land were brought into cultivation again to as great extent as you have known it, there would be a great demand for labour?—It would be more than the land would be worth; nobody would undertake it.

3887. Suppose the price made it prudent to cultivate it as it had been formerly, there would be a great demand for labour?—If farmers could be got to take it with capital, and establish that capital upon the land, certainly labourers might be employed.

3888. If a farmer could go on he might employ all the labourers, could not he? —I do not think his return would enable him; it must be a very long purse if he did.

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3889. Would it enable him to go on?—From the high prices during the war it was kept in that state, and after the peace, when the prices came down, it did not answer the purpose; it was kept as long as it could be; the landlord was unwilling to make a reduction of the rent, and the tenant made it by sowing the farm, and exhausting it.

3890. That land could be hardly brought into good cultivation again?—No, I should think no one would be so unwise as to lay out money upon it.

3891. Do you know whether large tracts of land in Hampshire which were under the plough are now in pasture?—Yes, a great deal.

3892. To what extent?—I should think I may venture to say there is one-tenth of that thrown entirely out of cultivation.

3893. Not applied to grazing?—No; they are cold poor arable lands, that will not pay for cultivation; it is a poor lay.

3894. It is thrown back into down?—It will never get into down again; it is too poor; it is cold stiff soil.

3895. By poor lay you mean land that has been sown down to grass, after having been exhausted by corn, and left in its natural state?—Yes.

3896. It is not left productive in grass?—No.

3897. It is not equal to sheep down?—No.

3898. It was brought into cultivation, you say, during the war?—Yes.

3899. That was the consequence of the high prices of corn?—Yes.

3900. That land having been left down to grass and full of vegetable matter, if prices were to be again as high as the war prices, would they not induce a man to bring it into cultivation?—That would be a great inducement.

3901. You do not mean to say there is any more difficulty in bringing that into cultivation than formerly?—Yes, there is greater; there is a great deal of this land which before the war commenced was in a maiden down; that has been exhausted, and that will not be got again.

3902. That land not bearing anything in maiden down, having had crops for many years past, do you conceive, if the prices were as high as they were during the war, that would not be again brought into an equal state of cultivation?—No; there is not vigour enough in it.

3903. You consider the arable land you have spoken of to produce six sacks the acre?—Yes.

3904. Supposing it with the average poor-rate, and reckoning it as titheable land, what rent would you put per acre on land bearing six sacks per acre?—It depends upon the means the land has of being dressed sufficiently to produce that six sacks; when I state that this land is capable in its present state of producing six sacks, I said at the same time there was about one-third of that pasture land.

3905. For arable that will produce six sacks of wheat per acre; with an average poor-rate and tithe, what would be the average rent?—It should be considered that there is a good portion of pasture land with it; I must consider the pasture land as well; the pasture land is, as it were, a necessary appendage to the arable land: supposing the arable land to be good enough without the assistance of the pasture land, then it would be worth more than the arable land is at present; with the pasture land I should put that arable land at about 18 s. the acre.

3906. You mean titheable?—Yes.

3907. You have stated the scale on 1822; would you, taking it upon that scale, reckon that land at 18 s., or would you take your last scale in valuing this land at 18 s. per acre?—There is another thing that must be considered, which is the amount of poor's-rate; I should say that 18 s. would be sufficient for that at the 60 s., the first scale.

3908. You have seen, of course, the greater part of Hampshire; there is a great deal of hill land in Hampshire, and a great deal of dry land?—Yes.

3909. What would you take as the average production of wheat in Hampshire?—Hampshire is not a wheat county; I should think the average production of wheat in Hampshire was not more than four sacks an acre.

3910. What would be the average rent of that producing four sacks?—I should conceive that if I take Hampshire through, and a man to pay his way, I do not think it is worth more than 12 s. the acre.

3911. On what scale is that?—The 60 s. a quarter.

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3912. What do you think is the average of poor-rate now in Hampshire?—That I have not considered particularly; but from my general knowledge, I conceive the general average is not less than 5*s.* in the pound on the rental.

3913. The answer you have just given is as to your opinion of the value of land to let, according to the quantity of wheat it will produce per acre; is not it true that that is no criterion by which to form an opinion of the value of land, in so far as some land requires much greater expense of cultivation than other?—Of course.

3914. Therefore heavy stiff lands, that may produce 30 to 40 bushels an acre, may not be worth so much as light corn-land, that will produce 20 to 15?—Yes; and we should feel that it was not worth that.

3915. It will produce a heavy crop, but at a great expense?—Yes; there is a great deal of natural expense must be laid out, without any artificial expense: all that very strong ground must be ploughed four times to do it well, and there is nothing left after the expense.

3916. The quantity of wheat it will produce under good cultivation is no criterion of the amount of rent it will pay?—No, for the large return is produced by the extra capital laid out.

3917. In settling your rents in Hampshire you take into your mind the high or low price of corn?—Certainly.

3918. What do you consider a fair price to take in settling your rents in Hampshire?—They must not be set at a higher rent now than 13*l.* a load.

3919. You state the farmers to be in a state of suffering at present?—I am sure they are; they have lost a great deal of money.

3920. Are not their sheep selling very high at present?—Yes, but that arises from the poverty of the farmers in a great measure, not having kept the stock they ought; there are not half the sheep kept in Hampshire there ought to be; they are selling high, because the stock has decreased by the farmers not having kept so many to breed, or so many as they ought, and by the very great destruction there has been by the rot.

3921. Have not there been one or two seasons particularly mischievous to sheep from that cause?—There were two seasons preceding the last.

3922. The price of their sheep is at present what you would call high?—Just this spring.

3923. Has it not been so the last twelvemonth?—No, we did not feel the prices high till last Weyhill fair.

3924. The autumn fairs were good fairs for sheep?—Yes.

3925. Has not the wool improved in price the last twelvemonth?—The wool has improved from 9*d.* to, I believe, 1*s.*

3926. When was it 9*d.*?—It was not worth more than 9*d.* this time twelvemonth; now it is rather more than less than 1*s.*

3927. Then the sheep sell well, and their wool sells well?—Yes, they do.

3928. And they had a good crop of corn last year, which accounts in a good measure for the price?—Yes.

3929. Then why should the farmer be so ill off?—Because he has suffered so severely before.

3930. Then the bad state of the farmer arises not from what has happened last year, but what passed in former years?—Yes.

3931. Is he recovering now?—No, there is not a proper stock of sheep now on the farm.

3932. Are there not some wealthy farmers who are not in want of capital; and is that class of farmers equally suffering at present?—Not so much as the poor farmer, who has not enough to make his annual income; a man who has sheep enough to produce as many lambs as his farm will keep, and other stock in the same proportion, if his farm is in a state to produce the stock necessary for the farm he holds, he is not so badly off as the farmer whose stock is insufficient and his farm out of condition.

3933. You consider his case to be rather mending than going back, then?—Inasmuch as there was a good crop during the last year; no further.

3934. Taking the good price of the sheep?—Yes; but the sheep were gone before the good prices; they have nothing to sell now.

3935. Does not the value of land depend in a great degree upon the extent and order of the farm buildings?—There ought to be a sufficient suit of buildings on every farm according to the nature of the farm; if it happens to be a dairy farm, there

there must be hovels and such things for the cattle during the winter, and there should be plenty of barn room, and so on. Mr. James Comely.

3936. Do you happen to have an account of the quantity of sheep sold at Weyhill for the last few years?—No, I have not. 14 May 1833.

3937. Do you think there were fewer sheep last year than in former years?—I think I heard there were 20,000 short last year.

3938. What is the price of other meat not subject to those particular misfortunes that sheep have been subjected to?—If mutton was not 6*d.* the pound, mutton would be purchased more and not beef; beef is worth more: sheep are getting dear, in consequence all cattle are rising in price, and beef is higher in price; and so veal is getting higher than I think it has been these three springs before, because mutton and lamb is dearer.

3939. Supposing a tenant gives up a farm in Hampshire now, are there no applications for it, supposing the farm buildings in proper repair?—There is a great deal of trouble in letting a farm now; I have under my hands to let now, I should think, 4,000 acres.

3940. In how many farms?—In about six farms, perhaps.

3941. Has not there been some land in Hampshire brought into cultivation within the last few years, very bad land, on the borders of Bagshot-heath?—There is some.

3942. How do you account for that?—We cannot account for people's indiscretion sometimes.

3943. Though there are several farms to be let of average value, there are people to be found who will bring bad land into cultivation?—There are some such flats, certainly.

3944. Upon the estates you have known most of, should you say that the state of the farm buildings generally was better or worse than it was 10 or 15 years ago?—Certainly they are getting worse; they share the fate of the land.

3945. Is that generally the case?—Yes.

3946. Does the landlord in general pay for the repair of the farm buildings in Hampshire?—The general rule and practice is for the landlord to put the farm into a tenantable state of repair when the farmer takes it, and then he is to keep it in repair, being allowed a sufficiency of timber and other materials.

3947. The tenant is at the expense of the work, and the landlord of the materials?—Yes.

3948. If, on valuing a farm to let, those buildings are not in a good state, you make an allowance?—The fact is, no man would take it unless it is put into a good state; he has no means of making his income.

3949. The lower scale you have given is framed on the average prices of the last five or six years; supposing those prices to continue for the next five or six years, are you of opinion, without reference to any particular estate, that the present rate of rents can be maintained in Hampshire?—I do not think they can.

3950. Have they been reduced?—Very much indeed.

3951. What do you suppose to have been the average reduction in Hampshire of those you have been acquainted with?—I have known some reduced 25 per cent.

3952. Have you known any reduced more than that?—I do not know of more than that.

3953. From what period do you speak?—From the rents they have been giving for the last seven years.

3954. Can you recollect what the alterations have been from the year 1815 to the present time?—I do not think the rents, generally speaking, were ever equal to the high prices when wheat happened to be 30*l.* or 40*l.* a load; that any man was foolish enough to take it equal to the high prices, or that any surveyor was foolish enough to expect that wheat would average more than 15*l.* or 20*l.* a load, and I do not think that the rents were calculated at more than 18*l.* the load.

3955. What diminution is there between the rent when you set it at 18*l.* the load, and the present?—Five-and-thirty per cent.

3956. If 13*l.* a load continue the average price, can the rent, reduced 25 per cent., be permanently maintained?—Not if the poor-rates are to continue what they are.

3957. Do you know of any farm that has been reduced more than 25 per cent.?—Yes, I know some farms which cannot be let at any price; and that if a clever farmer were put there, and he had a moderate capital, and paid the poor-rates and the various outgoings, without better prices he would not make any rent at all.

3958. You have stated that the produce has fallen off nearly one-fourth, that the

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the wages have not fallen materially, that the price of bread has fallen in about the same proportion, and that the wages and labour have not fallen; in that state of affairs, what must become of the capital of the tenant?—It will be lost if he goes on as he has for the last five years.

3959. Was that new or old land where no rent can be afforded now?—It is the worst sort of land; the cold strong land.

3960. How long has it been in cultivation; is it newly-enclosed land?—I should think it has been in cultivation ever since the memory of man.

3961. You have been asked with reference to some land lately brought into cultivation in the neighbourhood of Bagshot-heath; do you know on what terms that has been done?—No.

3962. Has it not constantly been the case, where land has been brought into cultivation, for the landlord to say, "You shall have a lease for 20 years without paying any rent, if you agree to pay rent after that time?"—I should think not; he will not pay afterwards, if he does not after two or three years.

3963. You have been asked with reference to the abundance of the present harvest; do you think the quantity of corn the farmer had this year would pay him for the decrease in the price of corn this year?—I think the larger quantity would pay him.

3964. You think the larger crop would amply compensate him for the deficiency of price?—I think, if he was in a proper state, with the extraordinary crop he would have been moderately well off this year; but it must be considered that it was an extraordinary crop this year.

3965. Do you think the increased price of sheep will compensate the farmer for the loss of sheep by rot?—Oh no, certainly not.

3966. You say that the average produce of Hampshire is 16 bushels per acre; how much land do you think there is in that county growing only 12 bushels an acre?—I do not know the number of acres there is in all; I should think that would apply to one fourth part.

3967. Do you think land bearing only 12 bushels of wheat an acre can be kept in cultivation at the present prices?—Certainly not.

3968. When a farmer becomes distressed, is it not his first resource to bring his breeding stock to sale prematurely?—Certainly; he is obliged to do it.

3969. Is not the tendency of that to reduce the flocks?—That has been the effect of it.

3970. Therefore the diminution of the flocks in Hampshire is not to be ascribed solely to the rot?—No, the destruction has happened more in other counties than in Hampshire.

3971. Then the temptation of price operating on reduced capital has been to induce the farmers to sell prematurely?—Yes, there have been many sold this spring in consequence of the distress of the tenantry.

3972. You say there are not half the sheep kept in Hampshire that ought to be?—I do not think I have exaggerated in saying that.

3973. Has Hampshire suffered by the rot in sheep?—In a great measure, but not so much as Wiltshire and Dorsetshire.

3974. Do you say that the farmers do not breed so many sheep as they used to do?—They do not keep so many ewes, nor spend so much on artificial food and improvement.

3975. Will they have an opportunity of replenishing their stock?—At the present price certainly it will induce every man that can to keep all the ewes he can, and make every effort, if he could be sure of the prices that are given now, to keep as many ewes as he could to get as many lambs as he can.

3976. You have said, that there are fewer sheep now kept in Hampshire, and that the farmers are not fully stocked; you know that the ewes are drafted and sent off in the autumn?—Yes.

3977. You mean to say, that in the drafts made last autumn they were induced to sell more ewes than they would have sold had their finances been better?—Not so much at Weyhill as afterwards, because we had not the knowledge of the Weyhill prices till afterwards.

3978. You mean to say that the farmer sold his stock to meet his engagements, which he ought to have kept?—I know some farms where the farmer has sold all his ewes and taken in lambs to feed, because he could not keep his ewes, and was obliged by the terms of his lease to have a number of sheep on his farm.

3979. That

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3979. That has prevailed to a considerable extent, you think, in the great breeding counties?—I have not the smallest doubt of it.

3980. You were asked as to the number of sheep at Weyhill and other fairs; are you not aware that in consequence of the vast mortality among the sheep in the west of England, there was a great deficiency of supply from the west of England to those fairs?—Yes, I am aware of that; Weyhill fair was the fair at which there was, I think, 20,000 less than had been the preceding fairs; that smaller quantity was not caused by the deficiency of sheep from the western counties, because the Weyhill fair is chiefly supplied from Hampshire.

3981. Are not you aware that it is the constant practice in Hampshire and Wiltshire to put ewe lambs out to winter?—Yes.

3982. Were not a great number of those put out destroyed by the rot in the two preceding seasons, not the last season?—Yes.

3983. Then you say the distresses of the Hampshire farmers induced them to sell more largely than they had done before?—Yes.

3984. You have spoken of land which will not produce any rent, which is now out of cultivation; was not that land in cultivation in what you call the high times?—Yes, it produced then.

3985. Land giving 12 bushels of wheat per acre you conceive would not be cultivated?—No.

3986. You have stated that the larger farmers with a good capital, in Hampshire, are not suffering in the same proportion as those with a smaller capital?—Inasmuch as they have their annual returns; the man who has not a capital has not the means of possessing stock.

3987. Is not the farmer who possesses a larger capital suffering to a certain degree from the necessity of withdrawing it for the cultivation of his own land, in consequence of not receiving a remunerating price for his produce?—Certainly.

3988. Can you inform the Committee whether, in the market towns in your neighbourhood, the farmers when they frequent the markets spend as much money in articles of dress, or other articles, as they used?—I do not think that any men can be more frugal than they are.

3989. Do the farmers' wives and children lay out as much money in dress as they used to do?—I think those who have not anything to depend on but the produce of their farms lay out very little.

3990. When the farmer was receiving a large remunerating price, did he not lay out a considerable sum of money in such matters?—There is no doubt of that.

3991. Do you grow many turnips?—A great many in Hampshire.

3992. Have you observed, within the last year or two, that many farmers who had large quantities of turnips have been obliged to take in stock to feed off their turnips, not having stock of their own to feed?—Yes, that case is almost universal; persons can have their turnips for nothing almost.

3993. Have you ever paid attention to the stock of corn on hand?—No, I have been too much engaged in my own business and other persons'; I do not go to market, nor sell my own corn, nor attend market once a quarter.

3994. Does Irish produce at all interfere with you in the market?—Very much indeed.

3995. The farmers complain of that?—Yes.

3996. To what ports does that come?—To Bristol more than to other ports. I conceive the importation of cattle is very great; pigs, and heifers and oxen, and all the chief animals that produce the chief articles of food.

3997. You think that has a great tendency to keep down the prices of Hampshire cattle?—There is no question of it.

3998. Does that apply to sheep?—In an indirect way.

3999. Is not the Irish produce brought to Southampton and Portsmouth?—Very frequently, but more to Bristol, because it is a nearer port.

4000. Have you found the interference more since the steam navigation was introduced?—It is much more easy to bring them.

4001. Do not you hear complaints of the farmers of this?—Yes, both of corn and meat.

4002. You mention that the price of labour in the summer was 10s. a week?—Last summer.

4003. Is that the price the whole year through?—No.

4004. What do you give in the winter months to the labourers?—With us we very seldom make any difference, because we let them have task-work.

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4005. In the summer time you give them 10s. a week?—We did last summer.

4006. During the harvest months do you give them an additional allowance?—They work for task, and earn more, perhaps 18s. or 20s., and those who have day-work have their food and beer also, perhaps, or they have an allowance made. I do not keep them in the house, but I give them double pay, 20s. a week.

4007. Do you know whether the quantity of the stock of corn in the hands of the farmers in Hampshire is as great as it was 10 or 15 years ago?—Yes, I think it is rather better this year than it was the year before.

4008. As compared with former periods, is the stock much less at harvest time than it used to be?—Yes; I have gone through Wiltshire seven years ago when the yards have been full of old ricks; it is a noted county; but now in this last year and the year before there was not much; there may be more now than there was the last three years.

4009. Taking the average of the last seven years with the average of the seven years preceding, you would say that the stock of corn on hand at harvest was very much less in the last period?—I think so.

4010. You state that the Hampshire farmers complain of the Irish produce coming; do you know when they first began to complain of that?—I think they have been complaining of it more particularly the last four years; I have heard them complain of it more or less the last seven years.

4011. But water-carriage by steam began before that?—We did not feel much of it till the last four years; I do not recollect their plying much till the last four years.

4012. You have said that the labourer is as well off now in employment as he was 10 years ago?—According to the prices paid him.

4013. Do you refer to the years 1821 and 1822?—Yes; I think the prices are, as far as labour is concerned, quite as good as they were 30 years ago.

4014. You have stated that the wages of the labourers are not regulated according to the competition of the labourers in the market, or the market rate of food; but that, being raised, they sometimes continue higher than the price of the necessities of life calls for?—Yes, from a wish to make his labourers as comfortable as he can.

4015. Then he does not pay his labourers out of his profits, but out of his capital?—I am sure he does.

4016. Do the Hampshire farmers complain as much of the importation of Irish cattle as they did formerly?—No, because there has been a ready market for cattle; as the prices of cattle increased from last October, the number of cattle that were brought to Bristol and other ports were less felt, because it did not impede the sale of our own stock as much as it did when the stock was more plenty.

4017. Has not the price of Irish provisions risen very much the last year?—I cannot say.

4018. Do you conceive the labourers were much better off in the high times than now?—Much better in high times; I know what my labourers were then, and what they are now.

4019. Do you think in the high times the labourer was as well off as he was in the period before that?—No; when the labourer was best off was when he had about 2s.; as far as my knowledge goes, they were best off when the farmer could afford to give them 2s. a day for their labour: there has been an intermediate period when wheat came to about 18l. or 20l., and at that time we gave the labourer 2s. a day; he was never so well off before in the high times, or since, as he was then.

4020. You have been a farmer 33 years?—I have been.

4021. At the commencement of that period, was the labourer better or worse off than he was in the highest period of the war?—Better.

4022. Is there not a better system of poor-rates in Hampshire now than during the war?—No; when I began farming at first, in the year 1799, I think I paid 20l.; now I pay 100l.; I believe from 80l. to 100l.

4023. It is more than quadrupled?—Yes.

4024. Do you know what you paid in the high times?—I may have paid in that time perhaps 150l.

4025. Supposing there is a rise in corn, do you suppose that the labourer suffers immediately very much?—He does, certainly; we do not expect that the prices perhaps will last, and will not rise them immediately.

4026. Wages

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4026. Wages do not fluctuate with the price of corn?—No; but when the prices fall we continue the high wages a much longer time.

4027. Supposing there were to be a general elevation of prices, would not that immediately affect the day labourer?—Of course.

4028. The labourer would immediately get a better price for his labour?—Yes, the next week.

4029. The house-servant is not so benefited; his food and his wages would not increase till the end of the year?—No.

4030. Therefore he is not so much affected by an increase in the price of corn?—No, he would not get the difference of price in his wages; but there are few young men serving now.

4031. Has not there been a great fall in wages since the war?—Not in annual wages; for men-servants they do not vary much; I should think that the wages now are nearly as high as ever they were to house-servants.

4032. Do you remember what the wages of a foreman or bailiff were during the high times?—£. 50 a year perhaps.

4033. Was he kept in the house?—No.

4034. What would that man receive now?—He would receive 50*l.* now; we do not make bailiffs but of those who are the best sort of men.

4035. What were the wages of a ploughman kept in the house?—£. 3 perhaps for a ploughboy.

4036. Of what age?—Twelve years old.

4037. What has he now?—Not more now, I should think; there are very few kept.

4038. Are you not of opinion that wages do not rise so rapidly as the price of corn rises, and do not fall so rapidly as the price of corn falls?—They do not.

4039. When do you hire your farm servants?—At Michaelmas generally.

4040. Are you a good deal regulated in the price you give by the price of corn?—Certainly; we are guided more particularly by the price of the loaf.

4041. You make a bargain at one Michaelmas; you cannot dissolve it till the next Michaelmas?—No, certainly not.

4042. The labourer receives a higher price if corn is at a higher price?—Yes.

4043. If corn is at a higher price, do you think he would be in better circumstances supposing the corn and articles he consumes are at a higher price, his wages being regulated by those prices?—He would be better off if he gave 1*s.* 8*d.* a gallon for his bread, and had 2*s.* a day for his labour; he would be much better off than he is now with 9*s.* a week, and bread at 1*s.* 4*d.* the loaf, because he does not live merely by bread, and he gets money to buy other articles.

4044. Supposing other articles to rise with bread, would he be better off?—Yes, because the 3*s.* a week more would supply many articles he has not now.

4045. Do you conceive that in the war he was better off than he is now?—Yes, they were all better off, more particularly when they had 2*s.* a day; but when wheat was 35*l.*, and they had 2*s.* 6*d.* and an allowance from the poor-book, than they are now; they were best off when they had 2*s.* a day for their labour, and paid 1*s.* 6*d.* or 1*s.* 8*d.* for the loaf; but they were better off when the prices were high than they are now.

4046. If prices do not rise, how much do you think rents must fall to enable the farmers to cultivate their lands?—That must be according to the different circumstances of the land.

4047. You have stated that the reduction of 25 per cent., already made, would not be sufficient to enable the farmers to cultivate their land if the prices continued as they are at present?—Fifteen per cent. off, I should think, in addition to the 25.

4048. You mean to state, in addition to the 25 per cent. that rents have been already reduced, it would be necessary to reduce them 15 per cent. more?—Yes, if wheat is to continue at its present price, taking the chance of what the crops may be.

4049. You have been asked whether you do not think the condition of the farmers improving because the price of mutton is rising; do not you think that under the circumstances of the loss of sheep, that rise of price is rather an aggravation than a relief to the farmer?—It certainly will not remunerate him for his losses, considering the very few he has.

4050. Is it not an aggravation, because he cannot replace his stock without a greater quantity of money?—Yes.

4051. You say there is some land that gives no rent at all?—There is.

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4052. Do you suppose that land gave any rent prior to the commencement of the present century?—Yes, I should think so; a small one.

4053. That land is now in a worse condition than it was before the commencement of the war?—I think it is.

4054. You have been asked as to the poor-rates; are there any other local burthens which are increased, such as county-rates?—There is the county-rate I should think in our county which has increased, not in the same degree as the poor-rates, but I think it is as much again.

4055. Since what period?—I have stated that my poor-rates are increased from 20*l.* to 80*l.*; I should think our county-rates are as much again, and the highway-rates have increased also.

4056. How is the church-rate?—That does not affect us much; it is small, having more poor than we can employ beneficially.

4057. You have no mode of employing them but by sending them to be employed on the highways, on labour you think not absolutely necessary?—No, not to our benefit.

4058. To what do you attribute the increase of county-rates?—I cannot speak to that.

4059. You know that they are much increased?—I know they are double what they were.

4060. Within the last five or six years have they been upon the whole increasing or stationary?—Upon the whole, I think, increasing.

4061. You have spoken of labourers in husbandry being taken into the farm-houses; is that the prevalent custom now?—No, there are very few indeed.

4062. There are scarcely any now taken in as in-door servants?—No, very few.

4063. Has the labour-rate been carried into effect in the parishes in your neighbourhood?—In some parishes.

4064. What is your opinion of it?—I have heard a good report of it.

4065. Are the labourers more profitably employed than on the highways?—Yes, I have heard so. I think that if the farmers had the privilege of taking the quantum of poor upon themselves to provide for, rather than be obliged to pay their quantum of poor-rate, the poor would be much more beneficially employed, and be made much more comfortable; for instance, if I had one-fourth of a parish, I would rather have a fourth of the poor upon myself to provide for, subject to the control of the magistrates as now, than pay my quantum of poor-rate.

4066. Do you think that would be beneficial to the farmers themselves, as well as to the poor?—Yes; the poor-rate ought not all to fall upon the landed interest.

4067. Do you know of any parishes in which the poor are distributed out in that way during the winter?—I do not.

4068. Do you know the parish of Odiham?—I know the parish, but I am not aware whether that is the case there. I know it has been done frequently; but I have not known any parish in which I have known it to be done.

4069. Do you apprehend a farmer would be remunerated for the increased outlay?—He would be better by the application of his own money, than sending the men to the parish officers. We will suppose his quantum of poor-rates was 50*l.* or 100*l.* a year; he had much better take his quantum of poor and spend that 100*l.* upon his farm, than pay to overseers, I think, if a farmer is ever so bad off.

4070. You mean to say, he had better have the labour of those poor than pay a rate without it?—Yes; if he expended the same money as he did for the poor-rates, it would be better for him.

4071. You mean to say it would be for the benefit of the farmer to have the labour at the time that he was obliged to pay for it under any circumstances?—Yes.

4072. Would it be better for him to pay a larger sum than he does now as poor-rate for the employ of those paupers, than to pay the smaller sum he does now?—I have no doubt he would pay a larger sum if he had the labour.

4073. You think he would prefer paying the larger sum?—Yes.

4074. Would the farmer rather pay 120*l.* a year for labour to his own farm, than 100*l.* a year, as he does now?—He cannot afford to pay more than he does now; but that would make the poor more comfortable, and he would have more for 100*l.* by paying it himself, than by its being paid generally by the parish.

4075. The parish pay a smaller sum to the persons they employ than the farmer; would it be better for the farmer to pay 130*l.* a year and have the exclusive labour of those people, or merely to pay his 100*l.* to the parish and employ them?—

them?—Perhaps the farmer cannot afford to pay the 130 *l.*; he would be much better off to have the poor and pay the 100 *l.* than to pay it to the parish.

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4076. Would it be better for him to pay the difference of price between that he pays and that the parish pays, having the labour, or to pay the smaller sum to the parish?—I do not conceive I should pay more money; suppose I had the option of taking my quantum of poor, I think I should not have to pay more than I do now.

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4077. Which would you do, pay 80 *l.* and have the produce of the labour, or pay 60 *l.* as now?—Speaking for myself, I would rather pay 80 *l.* and have the exclusive use of the men; but I do not mean to say it would suit everybody to pay an increased rate.

Jovis, 6^o die Junii, 1833.

THE RIGHT HON. SIR JAMES GRAHAM, BART.

IN THE CHAIR.

Mr. Joseph Sandars, called in; and Examined.

Mr. Joseph Sandars.

4078. YOU reside at Liverpool?—I do.

4079. You are engaged in the corn trade there?—I am.

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4080. On a large scale?—Yes.

4081. How long have you been so employed?—I have been 23 years connected with the Irish corn trade, and 30 years connected with the general corn trade.

4082. Has the scale of your business been large throughout that period?—Yes, very large.

4083. Have you purchased foreign corn on a large scale, or have your purchases been principally confined to home-grown corn and Irish corn?—To both.

4084. To which principally?—To the Irish.

4085. When did the change in the law take place which admitted Irish corn free of duty?—I do not recollect; but a very long time since.

4086. Before you were engaged in the business?—Yes; I should think it must be between 30 and 40 years since.

4087. Ever since you have been engaged in the trade, the corn trade with Ireland has been a free trade?—It has.

4088. Having been so employed, have you had occasion to watch the progressive increase of the import from Ireland to this country?—I have.

4089. When did you first observe the rapid advance in the amount of imports from Ireland?—In 1808 the average import of wheat was about 50,000 quarters, including flour; in the year ending the 5th of January 1833 it amounted to 572,286 quarters, including flour: the import of oats in 1808 and 1809 amounted to about 500,000 quarters per annum; and in the year ending the 5th of January 1833 it amounted to 1,890,321 quarters, including oatmeal. The total of all kinds of grain imported in the years 1825, 1826, 1827 and 1828, averaged 1,840,422 quarters; that of 1829, 1830, 1831 and 1832, averaged 2,445,223 quarters, showing an increase, in the last four years, of 30 per cent.; and the total import, ending the 5th of January 1833, was 2,614,130 quarters, showing a further increase in the average of the last four years; and there is some reason to suppose the import of the present year will be greater still, for the import into Liverpool only, between the 5th of October 1832 and the 13th of May 1833, has amounted to 332,966 quarters of wheat, against 272,198 quarters in the corresponding periods of the preceding year, and to 182,186 sacks of flour against 111,144 sacks. In 1819 the import of flour from Ireland into Liverpool was only 29,300 sacks; last year it was 183,611 sacks. Twenty years ago the import of oatmeal was scarcely known; last year it had amounted to 166,898 sacks. I trust the Committee will allow me to observe, that under any new corn law some protection should be given to the milling property of England and Ireland; the duty on flour is only just about the same as on wheat; we sometimes are short of wheat, but we are never short of mills, and I do not see why there should not be a discriminating duty on flour, just as there is on spun cotton; the flour-mills are of far greater value and importance than the cotton mills.

4090. According to the present rate of duty, is not there a premium on the importation of flour?—It is a very debateable point whether it is a premium or a discount, but I believe it is as nearly the same thing as possible; the duty on flour is about the same as wheat.

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4091. It is not true, if it has been stated that in the quarter of wheat and a corresponding quantity of flour there is a difference in favour of flour of 3 s. 6 d. ?— I am not practically concerned with the making of flour, but I have heard the subject very much discussed among persons well experienced in it; and the result of my examination of the subject is, that there is little or no difference between the duty on flour and the duty on wheat.

4092. The Committee understand, from the statement you have just made, that the import from Ireland of wheat and flour, and of oats and of oatmeal, has been progressively and steadily increasing ?—Very greatly increasing.

4093. With regard to the quality, first of wheat, is there any marked improvement in the quality of Irish wheat ?—I recollect the time when the Irish wheat was not worth within 15 s. or 16 s. per quarter of English wheat; but it is now worth within 4 s. to 6 s. a quarter, taking the average produce of Ireland and the average produce of England.

4094. Is it an improvement in weight, or in what respect ?—It is an improvement in every way in which wheat can be improved; in the kind of wheat, and also in the weight.

4095. Do they grow both red and white wheat ?—Yes.

4096. Is the quality of both good and improving ?—Very much; I never saw it so good as it was last year.

4097. It has been gradually improving; the last year was better than it was before ?—Yes.

4098. Are their oats of superior quality ?—No; I think it may be safely stated that the average quality of Irish oats is equal to the average quality of English. The Irish oats are all of one quality, that is, what is called the potato oat; but in England there is a great variety, feed oats, short smalls, long smalls, polands and potatoes; but the return in the last Liverpool market was precisely the same, or within a few pence of the return for the whole of England.

4099. All species of grain are sold in the Liverpool market by weight ?—Yes, but the returns are reduced to the imperial bushel.

4100. Has the quality of Irish oats been improving ?—I do not think the quality of Irish oats has improved at all during the last 20 years.

4101. Is their wheat better got than it used to be; is it as much stained by the wet ?—It is infinitely better got; and in my opinion the Irish farmer will take a crop out in a wet season better than an English farmer can, or better than he does at all events.

4102. Is that judging from the state in which the grain is delivered to you by the purchaser, or do you form that opinion from what you have seen in Ireland ?—What I have seen.

4103. Do you frequently visit Ireland ?—Frequently; I go at intervals of three, four or five years, as connected with my business.

4104. What districts have you visited ?—I have visited all parts of Ireland.

4105. Have you drawn large supplies of grain from all parts of Ireland ?—Yes, every part.

4106. Does your observation of the improvement of the quality of wheat apply to every district, or to particular districts ?—To every district; but there are some districts in which the improvement has not been so marked as in others. About 25 years ago the wheat grown in Ireland was of a peculiar kind, it was called the "old Irish wheat;" that wheat is still grown in some districts of Ireland, and no other is grown; but in some districts the use of it is nearly abandoned altogether and English seed and English wheat has been substituted for it.

4107. What is the quality of the old Irish wheat ?—The quality of the old Irish wheat is very superior now to what it was 20 years ago; but still it is not equal to the best Irish by 4 s. to 5 s. a quarter.

4108. The best Irish is from seed imported from England ?—Yes.

4109. From what you have seen of the improving quality of the wheat, and what you know of the improved cultivation in Ireland, are you of opinion their wheat will equal ours in a short time in quality, or do you think there is any cause why it should not ?—I think it will at all events take a long time first, because the Irish farmer does not take such good care of his wheat when he has got it, nor does he take so much care in the thrashing it as the English farmer does.

4110. In the getting it housed in a wet season, you think his skill superior ?—I do.

4111. But in his housing it generally, and preparing it for the market, you think his

his skill inferior?—Yes; last year there was no such thing as a sprouted sample of wheat; whereas in England sprouted grain has been more or less prevalent all over the country, with the exception of some of the southern counties.

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4112. Do you attribute the better mode in which the wheat is got in in Ireland in wet seasons to the greater command of labour, the dense population, or to what cause?—That is one reason; but they are in the habit of stacking their wheat in very small stacks in the fields almost immediately after it is cut; that is a plan that would not answer generally in England, because here wheats are not kiln-dried; but in Ireland nearly the whole of the wheat exported undergoes the process of kiln-drying.

4113. Almost all the wheat imported into Liverpool has passed through the kiln?—Yes.

4114. Does not that deteriorate its quality in making flour?—Very little.

4115. There is no taste adheres to it?—No.

4116. Is it kiln-dried with peat?—No, with coke: but there is another application to it that very much improves the appearance of it; when the wheat has been on the kiln for some time, there is a quantity of sulphur thrown upon it, which gives the wheat and also the oats a beautiful complexion.

4117. Does not that affect the taste?—I believe it is prejudicial to the miller, and I should think not so good for the horses.

4118. Do the horses reject it?—No, they do not reject it.

4119. Can the kiln-dried wheat be used as seed?—It depends upon the manner in which it is dried. In Ireland they have a practice which I dare say will astonish an English maltster: nearly the whole of the barley which is used in the malt counties passes over the kiln; before it is put into the water it is slightly dried; most of the great distillers and maltsters adopt that practice.

4120. Do you import barley to any extent from Ireland?—It has increased very considerably; the import has been as large as 200,000 quarters in the year into England; but the great bulk comes into Liverpool.

4121. When did you last visit Ireland?—I have not been in Ireland since the year 1826.

4122. When you last visited the districts with which you are acquainted, did you observe any marked improvement in the culture of the soil?—I happen to have been there always at the same period of the year, therefore I am not competent to speak to that; it was just when the harvest was got off the ground.

4123. You have not seen the crops standing?—No.

4124. Nor much of the system of cultivation, it being at that time suspended?—Just so.

4125. You are prepared to speak rather of the increase of produce, as indicated by the importations, than any increase of produce arising from improved culture, the result of your own observation on the mode of managing the land?—Yes; I may say that I think, on several occasions, I have heard of larger produce of wheat in Ireland per acre than I have heard of in England.

4126. Do you know any well-authenticated fact?—No; I have heard of as much as 50 to 60 Winchester bushels the statute acre.

4127. What will a quarter of Irish wheat weigh?—The very best Irish wheat will weigh about 61 lbs. to 62 lbs. a bushel.

4128. Did it weigh that last year?—Yes; but not the general quality.

4129. What will the best English wheat weigh?—Perhaps 63.

4130. Should you say that was now about the average difference between the two in weight?—No; I should think the average difference this year would be rather less than usual, for there was a great deal of English wheat injured by the wet the last harvest; I should think the average difference would not amount to more than 1 lb. or 2 lbs. a bushel.

4131. As to the yield of the two in flour, is there much difference; does the difference in the yield exceed the difference in the weight?—No, I apprehend not.

4132. Are you aware whether the milling trade in Ireland is increasing?—It is increasing prodigiously.

4133. To what cause do you attribute that increase in the milling trade in Ireland, there being no premium on the import of flour into this country?—The premium is steam navigation. Before steam navigation was established, which was in 1824, I do not recollect what the import of flour was in that year, but I stated it in 1829 to be 29,300 sacks. In 1824 steam navigation was first established, and since that time there has been a progressive increase in flour; and I will state the

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reason why : before steam-vessels were used (we will take Dublin) the average passage might be considered seven days, and occasionally much longer, and the consequence was the flour frequently got warm and out of condition ; and from Waterford, Cork, and other parts, the time expended in the common sailing navigation was greater ; now the voyage is performed from Dublin in 14 hours, and in a corresponding short time from the other ports I have named.

4134. Is the freight on board a steam vessel much higher per ton than the freight on board the old sailing vessels which occupied so much longer time ?—No, I think it is very little higher indeed, but the freights in the sailing vessels are lower now than they were before.

4135. The question applied to the comparison between the freight in the sailing vessels at that period and the steam vessels now ; is it considerable, measured in money ?—Not considerable, but the flour trade never would have been carried on to the extent it has unless the facility of steam navigation had been given.

4136. Notwithstanding the freight on board the sailing vessels has fallen so much, and the freight on board the steam vessels is somewhat higher than the former freight on board the sailing vessels, that mode of sending is preferred ?—The steam-boats are preferred generally for flour, but the sailing vessels for oatmeal ; for oatmeal will not perish on the passage.

4137. Flour is principally imported from Ireland now by steam ?—It is.

4138. And that facility and that diminished risk of spoiling on the passage, are, in your opinion, the principal reasons why the milling trade in Ireland has so much increased ?—Yes ; but there is another reason ; there has been a prodigious increase of flour to Dublin through the river Shannon. Before the establishment of steam-boats that transit was wholly conducted by very slow boats, where the goods were subject to pilferage, robbery of all kinds, and to damage by wet ; now a considerable part of that trade is conducted by steam vessels from the interior of the country, and since steam navigation was adopted the amount of tonnage on the river Shannon has increased seven fold.

4139. It is not only the export from Ireland to England by steam that has so much improved, and which has added to the amount of corn and flour imported, but it is the improvement in the internal navigation of Ireland itself ?—Yes.

4140. The two combined have added very greatly to the amount of exportation ?—Yes ; and the increase is going on, in my opinion, at a greater rate than ever ; so far as milling property is concerned, the export of meal and flour will still increase.

4141. From your knowledge of the trade of Ireland itself, do you think this import from Ireland into England has arrived at its maximum ?—Certainly not.

4142. Have you reason to know whether more manure is applied to the land in Ireland of late, and whether the produce per acre is increasing ?—I do not.

4143. You have no information on that point ?—No, except that I hear the general produce of former years spoken of by merchants and farmers.

4144. Is not the increase in wheat per bushel or quarter indicative of improved management ?—Yes, I think it is.

4145. While this large importation has gone on in respect of corn, what has been the case as to cattle ?—There has been a prodigious increase of importation. I do not know the exact number of cattle imported into Liverpool some years back, having nothing to do with cattle, but I remember about 12 months since I looked into the import, and I found that including sheep, pigs and horned cattle, the importation amounted to 1,000 head a day.

4146. Has not the railroad opened up the heart of the manufacturing country as a certain market for the produce of Ireland, whether it be grain or cattle ?—Certainly ; and I will state another thing to show the influence of steam : since steam navigation was established, for 25 miles round the parts where steam vessels are in the habit of plying, the price of poultry and the price of eggs has risen 50 per cent.

4147. Liverpool derives its supply of eggs almost entirely from Ireland, does it not ?—Yes, it does.

4148. Can you mention the number of eggs imported into Liverpool from Ireland ?—No, I cannot ; but it is a very prodigious quantity.

4149. Do you happen to know whether the carcass butchers in Dublin do not kill and actually sell the carcasses in Manchester market, they being sent by the railroad ?—No ; there may have been such things, but there is no trade of that kind.

4150. What will be the average length of time for conveyance from Dublin to Manchester,

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Manchester, if there is any demand which was necessary to meet quickly, on prices rising in the Manchester market suddenly?—Sixteen or 18 hours. *Mr. Joseph Sandars.*

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4151. Stock is conveyed along the railroad, is not it?—It is.

4152. To a considerable amount?—No, not to a very considerable amount; nearly all the pigs go, but not the sheep or the horned cattle; the pigs are conveyed chiefly by the railroad.

4153. Has the number of pigs imported into Liverpool increased since the railroad came into operation?—I am not aware of that.

4154. Are the carcasses conveyed by steam?—There may have been such a transaction, but it is not a trade worthy of consideration.

4155. Have pigs increased in price since the railroad was constructed?—No, I should think not.

4156. If the quantity of corn be so much increased, and if the annual supply of cattle from Ireland be also increased, is it not clear that the agriculture of Ireland must be improving?—I have no doubt that the general condition of Ireland is considerably improving; and I take the condition of a country to be fairly indicated by the amount of its imports and its exports, by the increase of the means of transit, by the increase of stamp and other duties, and also of savings-banks, in which there has been a considerable increase of deposit.

4157. You have mentioned only the large and increasing amount of the import into Liverpool: what is the return; is it generally in cash, or is it in goods?—It is in both.

4158. Have you any evidence of the imports into Ireland from Liverpool being increased as the exports have increased?—I have not, but I am quite certain they have increased considerably. I have no doubt whatever that if a return were obtained of the imports into Ireland during the last ten years, a very considerable increase will be found from the kingdom at large.

4159. Liverpool would be the natural port of export from England into Ireland, as it is the great port of import?—Certainly.

4160. Do you possess any means of stating the progressive increase of exports from England to Ireland?—I could procure them, but I am not prepared with documents.

4161. Such documents could be obtained?—No doubt they could.

4162. Could not information be derived from the steam-packet office in Liverpool upon that subject?—No, because they know nothing of the value of the goods they carry.

4163. Where could that be obtained?—From the Custom-house.

4164. The trade between the two countries being free, how can they become acquainted with it?—I do not know from whence it is to be obtained, but I have certainly seen a statement of the amount of imports.

4165. No account is taken between the two countries, no duty being charged?—I am certain I have seen a statement published in a pamphlet under the title of "Ireland as it was, is, and ought to be;" a very interesting pamphlet, published within the last six months.

4166. You not having visited Ireland since 1826, cannot speak further than on information of the effect on the condition of Ireland of this great increase of exports, both of their cattle and their corn?—I have visited Ireland at the intervals of about five years ever since the year 1811. I have never gone without seeing a marked improvement in the general condition of the people.

4167. From what part of Ireland has the increased quantity of corn been sent to Liverpool, from the north or from the south?—From every part; I know parts that two years ago never exported a pound of wheat, now beginning to export largely.

4168. Will you mention one or two?—Sligo and Newport Pratt.

4169. Does the corn of Sligo come across the country, or round by sea?—Round by sea.

4170. You have given the import and export of Ireland as a proof of what you suppose to be the prosperity of Ireland as compared with former times?—Yes.

4171. Are you aware whether the exports and imports of England have increased within the last 15 years?—They have considerably.

4172. What do you conceive to be the cause of the great increase of grain imported from Ireland?—I conceive the cause to be that the Irish farmer can afford to produce corn much cheaper than the English farmer. When you come to look at the general fertility of the land, and the miserable state in which those who till

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it live, there can be very little doubt in my mind that Ireland can produce corn nearly as cheap, if not quite as cheap, as either France or Holland.

4173. Could they always produce it cheaper within the last 30 years?—Yes.

4174. If they could always produce it cheaper within the last 30 years, what is the particular reason that the export has been larger of late?—Because their general attention was not turned to it; public attention was turned to it 15 or 16 years ago; it was particularly turned to it after the law of exclusion of foreign in 1815.

4175. You have said that the new railroads and better internal communication of steam navigation have also contributed?—No doubt.

4176. Have you any doubt that the year 1822 was a year of great distress in Ireland?—I have no doubt of that.

4177. Are you aware that the exports from Ireland in that year were larger than in former years?—Yes; distress existed among that class of persons who have the power only of consuming potatoes, whether the crop of corn is good or bad.

4178. The state of navigation, the better internal communication, and the railroad between Manchester and Liverpool, have, you say, contributed to the prosperity of Ireland; if those circumstances had not come into operation they might have been in greater distress but for those causes?—They would have been in greater distress than they are in now.

4179. Does wheat lose much in weight in the drying?—Yes.

4180. To what extent?—It rather loses in quantity than in weight.

4181. Do you know the exact proportion?—I do not.

4182. With regard to barley, you say that undergoes a slight process of being kiln-dried before malting; is that a sufficient process to prevent its heating on board vessels in the voyage?—In a long voyage it is not; but there is little or no barley exported from Ireland for malting purposes, except to the near ports, to Liverpool and to Gloucester.

4183. Barley which has passed over the sea in large bulk, and been a considerable time on board the vessel, does not easily malt?—No, it does not.

4184. You say you consider that, though the Irish wheat has very much improved in quality for the last few years, it is rather inferior yet to English wheat?—Yes.

4185. Do you consider that the quality will become equal at any time?—I think it will generally, but I think that Essex and Kent will always grow better wheat than Ireland can.

4186. You state that you think that the reason Ireland exports so much is the cheapness of labour?—One cause.

4187. Do you not think labour is rising in Ireland?—I do not think it is. I can state another circumstance in support of my reasoning that Ireland can produce wheat as cheap as France or Holland; that is, that the great bulk of the persons who till the land live on potatoes: the average price may be stated at from 2 *d.* to 4 *d.* the stone of 14 lbs.; a labouring man can hardly eat more than half a stone of potatoes a day; the cost of his labour, therefore, is a miserably low sum, not more than 1 *d.* or 1 ½ *d.* a day.

4188. As far as you have observed, the profits arising from this increased cultivation have not raised the price of labour?—No, I think not.

4189. Do you know anything of the rents in Ireland?—I believe they are very high indeed; I am always talking with persons connected with Ireland, and my impression is that the rents are very high.

4190. Do you think the great increase in the exports of corn may have been at all induced by the pressure on the tenants leading them to break up other lands in order to pay those high rents?—I have no doubt whatever of this fact, that the pressure on agriculture may be so great as to cause for a time more corn to be grown than was grown before.

4191. Have you ever seen that same fact connected with manufactures; that in the very low price of manufacture a greater quantity has been made?—Yes; I believe there never was a time when there was so great a quantity of manufactures produced, and the prices so very low.

4192. Can you state the rent of the best land in Ireland?—I cannot.

4193. Do the farmers of Lancashire complain of the import of corn from Ireland?—Not only the farmers of Lancashire, but the farmers of all parts of England.

4194. Do you think that presses more on the farmers of Lancashire than on those in other parts of England?—I think it does.

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4195. Are you to be understood to say that the price of Irish oats averages the price of all England, in Liverpool?—Yes, it does. Mr. Joseph Sandars.

4196. If the price of oats is the same at Liverpool as throughout England, how are the Lancashire farmers more particularly pressed on by the import of Irish corn?—They are not more pressed on by the corn, but they are pressed on by butter, by poultry, by eggs, and by other articles.

4197. The pressure on the Lancashire farmer is not on account of the import of corn, but the import of those commodities which used not to be imported until the commencement of steam navigation?—Yes. I will show how it is beginning to extend all over England: this last season we sent flour from 80 to 100 miles further into the interior of the country than ever we did before, and of course the farmer in the interior part of the kingdom must begin to feel the pressure.

4198. Is the land on which the corn is raised in large or small farms?—I think, in small farms.

4199. What do you mean by small farms?—Small pieces of land.

4200. Is it raised on lands in such small portions that the tenant does not eat any part of it?—He neither eats the oatmeal he produces, nor the flour he produces, nor the cattle he produces; he gets only potatoes and buttermilk.

4201. He sends to the English market all his produce, except the potatoes and buttermilk?—Yes. I have no doubt the quantity of produce consumed in Ireland is very considerably less than almost in any other country; there is a greater quantity of the produce exported than there is in most other countries.

4202. Was not the price of pigs very low in 1822, the year of Irish distress?—I cannot recollect, but I think it was.

4203. Do you remember that there was a very large export of pigs that year from Ireland?—I dare say there was, for they had not the means of feeding them.

4204. The general habit of the Irish labourer is to consume his pig, is it not?—No, the pig pays the rent; a very large proportion of the lower class of persons connected with the land seldom or ever taste animal food more than two or three times a year.

4205. Was it never the custom of the Irish labourer to consume his own pig before rents were so high?—I cannot say.

4206. Are there very large farms in Ireland?—Very large farms.

4207. Is there a tendency to increase those farms, or to break them into smaller?—I speak of grazing farms; I do not think that there are very extensive arable farms; they are much divided.

4208. You say rents are very high; should you consider that rents have fallen within the last 10 or 15 years in proportion to the fall in agricultural produce?—No, I think not.

4209. You are aware that a great part of the rents of Ireland are remitted to England?—Yes.

4210. If the agricultural produce falls more than rents fall, would not that operation of necessity cause a greater export of agricultural productions from Ireland to England than before?—No doubt.

4211. To some extent the increased export of Irish productions to England must have been occasioned by the fall of agricultural produce, not accompanied by a proportionate reduction of the rent?—To some extent.

4212. You say you have seen improvement in the people of Ireland; in what class particularly did you see that improvement, and in what respect?—I have attended the markets, and the last two or three times I was very much struck with the neatness and cleanliness of the people that came to the markets, bringing in the freize, flannels, and other domestic manufactures of the country; these people are to be seen comfortably clothed, compared with what they used to be.

4213. You apply that to the labourers?—To the persons connected with farming, who bring wheat to sell, and who bring poultry, and who bring the domestic manufactures.

4214. You apply that to the small occupiers?—Yes.

4215. Are you aware that there has been greater emigration from Ireland lately than in former years?—There has been a very large emigration.

4216. Are you aware that it has included agricultural people of small capital?—I think no conclusion can be drawn from that; a great part of the emigration has taken place from the very agitated state of the country; and I am sorry to say that among the persons who have left the country there has been a very large proportion of Protestants.

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4217. Do you ascribe the emigration of the agricultural population of England to the same cause?—No.

4218. Should not you think that the same cause that has occasioned the emigration in England would operate in Ireland?—To the same extent.

4219. You think that the emigration in England has not arisen from political causes?—No.

4220. To what should you ascribe that emigration?—To the want of sufficient margin between the value of the produce of the soil and the cost of it.

4221. The embarrassed circumstances of the occupier of the soil?—Yes; that rents have not fallen in England in comparison with the fall of the produce. I spoke of the lower class in Ireland, rather than the large occupiers; persons bringing their domestic manufactures to market.

4222. You state that the rents have not fallen in proportion to the price of corn?—I believe they have not.

4223. The price of corn would have fallen lower in Ireland but from the circumstances you have referred to, of improved internal communication, of railroads, and of steam navigation?—I do not know that the prices would have fallen, but there would not have been nearly so much produced.

4224. Do you think that a cause for greater prosperity in Ireland?—I do.

4225. Has not the principle of consolidating farms been acted on to a great extent in Ireland?—I am not aware to what extent.

4226. If that was acted on, would not it have the effect of inducing many persons to emigrate?—No doubt.

4227. Do the labourers pay high rents for their tenements?—Very high; I know that all the produce of the soil and the labour goes to pay the rents, with the exception of the potatoes and buttermilk on which they live.

4228. What sort of tenement is that occupied by the common labourer?—Very miserable indeed.

4229. A cabin, with land?—Yes.

4230. What proportion of land?—Two acres to 20.

4231. What is the rent of such a holding?—I cannot state precisely; but I believe it to be very high.

4232. Are you aware whether the labourers from Ireland get as much employment in this country as they used to do?—I do not think they do; but the class of persons who come over from Ireland are not in so destitute a condition as they were 10 or 15 years ago; they are not so ragged.

4233. Do you think they have improved in their notions by mixing with English labourers?—I cannot say.

4234. You think their condition is not so degraded as it was; that they are not so poor?—I think it is improved.

4235. Has their number decreased of late?—I think it has.

4236. Since when has that decrease taken place?—Since they were so rudely treated in this country several years past.

4237. You think it is more from intimidation than increased demand for their labour at home?—Yes, I do.

4238. If the corn produce of Ireland is so much increased, is not there a greater demand for their labour at home?—Yes; but there is more population.

4239. You think the increase of population has outgrown the increase of labour?—It has kept pace with it, at all events.

4240. If the quantity of cattle exported has not diminished, while the quantity of corn exported has increased, is it possible that the land heretofore set apart for the rearing of cattle should have been broken up to any great extent?—There is a great deal of land in Ireland that has not been grazed at all, not cultivated at all, on which grain has been sown in late years.

4241. Land of good kind?—Yes, land that would produce good crops.

4242. Do you think there is more that could be brought into cultivation?—Most unquestionably.

4243. To a great extent?—Yes, to an extent which I am certain will, even under a modification of the present Corn Bill (that is, the reduction of the protection), enable Ireland to supply England with all the corn she may want, except in extreme cases.

4244. At what do you put that quantity which England and Scotland, in average seasons, require beyond their own growth?—With an average crop she requires none.

4245. England

4245. England and Scotland grow as much as the people of England and Scotland consume?—There is no question of that, for during the period of seven or eight years England required no grain whatever, and I have no doubt that with an average produce she grows enough for her own consumption; of course I include Ireland.

4246. To what period do you refer?—The period from 1820 to 1828.

4247. Had there been a very large importation just before that period?—Yes, there had.

4248. Did it not hang on the market for a long time in bond?—No, not in bond at all.

4249. In warehouse?—No; it was consumed, the greater part of it, in the course of the following year. I apprehend the question refers to the great importation of 1817 and 1818.

4250. The ports were then open?—Yes.

4251. They remain closed till what time?—From February 1819 to 1828.

4252. Do not you think that the great importation in 1817 and 1818 affected the markets for some time?—It might for a short time. There were about 250,000 quarters of wheat let loose in 1826 or 1827, by a particular Act of Parliament, but it was not wanted; it was only let loose to bring in a good revenue.

4253. Was not there some admitted into home consumption in 1824 or 1825?—No, not to the best of my recollection, except in the year 1826 or 1827.

4254. What was the ground on which that corn was let in; was not it on the ground that the home supply was inadequate?—Certainly not; it was a time of abundance; I have no doubt it was let in for the sake of revenue; it was not wanted.

4255. Can you state the amount imported in the years 1817 and 1818?—In the year 1818 the import was 1,029,038 quarters of wheat.

4256. What quantity of other grain?—I have not the particulars.

4257. Would that affect seriously the consumption of several following years?—Certainly not.

4258. You stated that the quantity of Irish cattle brought to Liverpool is as large, or rather larger, than usual; is there no increase of price in this Irish cattle of late?—There has been an increase in the price of sheep; I believe there must; I know that the import of sheep since the 1st of January last has been very materially less than previously.

4259. To what do you attribute that?—To the great scarcity of sheep in Ireland. There have been many hundred sheep exported to Ireland from Liverpool, in consequence of scarcity there.

4260. To what do you attribute this scarcity?—To the rot.

4261. Has there been any increase in their price?—Yes; mutton is worth 6*d.* to 7*d.* a pound in every market in Ireland.

4262. Has there been an increase of price of Irish cattle in England of late?—No, I believe not.

4263. You spoke of the intimidation of the Irish labourer when he came to England of late; to what is that ascribable?—The prejudice excited against them; some years ago there was very great pains taken to excite prejudice against them.

4264. Where the English labourer was in full employ, was there ever any prejudice excited against him?—No.

4265. You ascribe it to the idea that the Irish labourers were taking the bread out of their mouths?—Every year, for the last 10 or 15, the English labourers and persons connected with agriculture have been in a greater or less degree of distress, and consequently they have looked to those interferences more than they used to do.

4266. If Ireland were to consume wheat itself, the exportation would not be so great?—No.

4267. Do you see any tendency to that?—My opinion is that Ireland does consume a greater quantity than it used to do; they have the ability to do it.

4268. What are the wages of the day-labourer in Ireland?—From 4*d.* to 10*d.*

4269. If those wages were increased, do you imagine the consumption of wheat would be increased?—Very little.

4270. Do you consider that any increase to the supply of Irish corn into England must mainly depend on the improvement of steam navigation in Ireland?—Not entirely on that.

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4271. Do you think that will be the main cause of increasing it?—No; if the present protection to the corn of this country by the Corn Bill is continued, I have no doubt, as the Irish farmer can grow grain cheaper than the English farmer, the cultivation of Irish corn will increase.

4272. If the same protection now afforded to the English grower against foreign importation of corn were taken away, do you think that would affect the condition of the Irish farmer?—Undoubtedly.

4273. Supposing the protection to be continued in its present shape, do you think there would be such an increase in the produce of Ireland as to send in a few years, at a lower price, the wheat which is sent at present?—I have no doubt if the present Corn Bill is continued Ireland has the power, and will reduce not only the rents but the price of the produce of this country.

4274. Can you give any calculation what you think, in the course of eight or ten years, might be the reduction of the price of wheat in this country?—No; any calculation of that sort would be so much interfered with by the productiveness or non-productiveness of the crops in that period in England.

4275. Do you think the Irish labourers who come over to England get into the habit here of consuming a different kind of food from what they do in Ireland?—Certainly; they live on bread almost entirely.

4276. When they go back does that habit at all continue, so as to produce a change in their mode of living there?—Not at all; the moment they quit the shore they cease to use bread, except what they take on board the steam-boats; a man never goes on board the steam-boats without two or three loaves of bread under his arm.

4277. Why when they return do they resume their former habits?—Because a great part of the money they have earned is already bespoken.

4278. It is the want of money?—Yes; if an Irishman had money he would never eat potatoes when he could get bread.

4279. Whatever the causes may be that more corn has been produced, it has been produced by the increased industry of the people of Ireland?—No doubt.

4280. And with that their situation is better?—Yes.

4281. From what you state, if an English farmer is to be kept in his present condition, the present corn laws, instead of affording less protection, ought to afford greater protection, even if we had no importation of corn but from Ireland?—That is matter of opinion, whether it is better for the country to have cheap corn or dear corn.

4282. If the present prices are to be continued, your opinion is that we ought to have rather a greater than a less protection to the English farmer, even if no foreign corn was to be imported, on account of your statement that the Irish produce is so much increasing?—I think any increased protection by the increase of duty on foreign corn would not generally affect the price of corn here, because the protection now is so high that, with an average produce, you must always have prices considerably lower than the scale of protection intended to be given.

4283. Your opinion is, that the effect of the present corn laws is to keep the price of corn up to what may be called the natural price; that the effect of the corn law is to prevent its falling below that price?—I am certain the present corn law is the best that has ever existed in my time.

4284. If Ireland were in a state of greater quiet, do you think more capital would not go to Ireland, and tend to increase the production of corn in Ireland?—One of the most experienced men I am acquainted with told me a month ago, "if Ireland were quiet, I would leave this country directly and go there." He is a man who visits Ireland very frequently. "I would go into some of the grazing counties, and I could make every acre of ground there produce one-third more than it does now."

4285. As grazing land?—Yes; they have not adopted the system of draining at all in Ireland, or to a very limited extent.

4286. Do not you conceive that if the quantity of agricultural produce imported into this country from Ireland has increased very much, and its quality has been improved, there must have been a great increase of capital applied to the land?—No doubt; but there would have been a great deal more if the country had been in a tranquil state.

4287. The wages of agricultural labour have not been increased, but the number employed has been greater?—Yes.

4288. Do

4288. Do you remember when the Provincial Bank was established in Ireland?—*Mr. Joseph Sandars.*
In 1823 or 1824.

4289. Has it many branches in Ireland?—Yes.

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4290. Do you ascribe the cultivation of the land to that in any measure?—I have no doubt that the Provincial Bank has been a great means in the hands of the Irish landlords to exact the large rents they have derived.

4291. To what cause do you ascribe that?—To the very great facilities given to all persons connected with corn to buy large quantities, and to export them at prices which have not left them a profit.

4292. Explain what you mean by those facilities?—If there were two or three persons resident in a town where there is a branch, I do not mean of the Provincial Bank only, but of other banks also, they can get what is called local paper discounted: a man can go to his neighbour A., and say to him, "Now let us export some wheat or oats, but we have got no money; I will draw a bill at three or four months' date upon you, you shall accept it, and I will take it to the bank and get it discounted." With 1,000 *l.* they can ship 10,000 *l.* worth of corn.

4293. In fact they have more accommodation than they used to have before those banks were established?—They have more accommodation now than they had some years previous.

4294. If this accommodation were withdrawn what would be the effect?—I have no doubt there would be a reduction in the price of agricultural produce and of rents.

4295. What would be the condition of the labourer under those circumstances?—I do not think that would vary much.

4296. How would they be supported?—Because the rents must come down, and the produce can be afforded to be grown cheaper, and there would be so much more employment.

4297. Does it appear that the rents have come down in consequence of the reduction of the price of grain?—Not very materially.

4298. Then why do you imagine they would under those circumstances?—If the facilities which now exist in Ireland were withdrawn, the price of grain would be so low that the landlords could not get such high rents, and they must take less; the corn could be afforded cheaper, and wages would remain about the same.

4299. You ascribe the present prosperity of Ireland to the result of those exports?—Yes, I have no doubt the exports have been of considerable service to Ireland; but the benefit hitherto has, and in a greater degree than it ought, gone into the pockets of the landlords.

4300. Do they issue cash notes at those banks in Ireland?—Yes.

4301. Down to what value?—Twenty shillings to 30 *s.*

4302. They issue 1 *l.* notes?—Yes, they have 20 *s.* and 30 *s.* notes.

4303. They give great accommodation to farmers and agriculturists?—They do.

4304. Does that afford a great facility in the purchase of farm productions by those dealers?—Yes, it does.

4305. Is not it some disadvantage to those dealers to buy agricultural productions in a market where money is plentiful by this description of paper, to be sold in England where money is not so plentiful?—There is no question of that. I have told many of my friends in Ireland they never could carry on a successful trade so long as the two systems remain, so long as there is paper in Ireland and gold in England: the corn trade has been ruined by that; during the last six or eight or ten years it has been the most unprofitable trade carried on.

4306. It has been a very dangerous trade, has it not?—Yes.

4307. Do you ascribe that to the want of the same medium of circulation in England?—Yes.

4308. Will you explain what you mean by that?—There have been continued losses on the importation of grain for some years.

4309. In fact it has been an unprofitable trade?—Yes. I maintain that the losses which have occurred on the exportation of grain, from Ireland to England, if they could be ascertained, have indicated the difference in value between the currency of Ireland and the currency of England.

4310. Is not the purchase of Irish corn for export to England affected by the difference between the two currencies?—In point of law there is no difference; but yet its practical effects have existed.

4311. If it exists practically, is not it shown by the exchanges?—There is no exchange between the two countries. If all the losses made by the dealers in corn,

Mr. Joseph Sandars. by the proprietors of the Provincial Bank, and the Bank of Ireland, were all summed up together, they would show a pretty heavy per-centage of variation in the two currencies.

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4312. How is it that that is not shown by the exchange?—Because the two currencies are nominally the same.

4313. If there was a difference in the money value of the two countries, would there be no difference in the exchange?—No; the practical difference is the loss which has been sustained by bankers and traders.

4314. You have two great banking establishments in Ireland; those two dictate the terms of exchange, do they not?—They dictate the terms on which they will discount the paper.

4315. They dictate the terms on which they will give a bill on England?—Yes.

4316. It depends upon whether those two establishments adapt themselves to certain views what will be the effect on the exchange?—The coin of the two countries is equal in weight and fineness.

4317. There is competition in Ireland, is there not?—Not to any extent.

4318. Is there not a public exchange in Dublin?—Yes.

4319. Are there not bill-brokers there?—No, the trade is destroyed.

4320. Is there no competition in discounting bills?—Yes, there is competition in discounting bills between the Bank of Ireland and the Provincial Bank; but there is no discounting business now carried on in Dublin to any extent by other banks.

4321. The exchange between England and Ireland is steady at par?—It must be, the coin being of the same value.

4322. How do the corn-dealers lose; is it by buying their corn too dear?—If we consider the facilities every person connected with agricultural produce has, the farmer, the grower of it, the middleman that buys from the farmer and sends it down to the export merchant, we must be quite aware there is more facility given in Ireland than there is in England to the same sort of trade.

4323. Do you mean a greater facility to over speculation?—Yes.

4324. Is not the effect of depreciation to raise prices?—Yes.

4325. Is it in Ireland you think depreciation exists?—Yes.

4326. The effect of the absence of depreciation is to lower prices?—Yes.

4327. England is a country where you think depreciation does not exist?—Yes; it does not.

4328. How is it then that Ireland, where it is cheaper, brings it into England, where it is dearer, if depreciation exists in Ireland and not in England?—That is supposing what is not the fact: it is bought at prices, in consequence of the great facility given in money transactions, that have not, on the average of a good many years past, yielded a profit, but on the contrary great loss.

4329. The effect of the facilities in Ireland is to raise prices?—Yes; prices have been higher than they ought to be; they have bought in paper, and the facilities which have existed have in some degree produced the effect of depreciation: they buy the commodities at a higher price; they are bought in a country where the currency is paper, and sold in a country where the currency is gold.

4330. How is it, with an annual loss arising from a permanent depreciation, that there should be an annual increasing import from Ireland into England; that is to say, from a country where, from depreciation, prices are higher, into a country where, from the absence of depreciation, prices are lower?—Because the great majority of persons connected with the corn trade in Ireland have been ruined year after year.

4331. Will not the greater cheapness of labour in Ireland account for corn being imported from thence?—Yes.

4332. There are many causes to induce the transmission of agricultural produce from Ireland to England?—No doubt of it.

4333. Have you in England found that the persons engaged in the trade of such transmission have been of late unprosperous in that trade?—Yes, remarkably so; if any corn-merchant in Liverpool will turn to his books, and open the account of his correspondents 10 years ago, he will find, I think, two-thirds of them broken.

4334. Do you ascribe that to the circumstance that the agricultural markets of Ireland have been supplied with greater means of speculation in supplying the markets of England?—I have no doubt of it.

4335. Whatever the state of circulation of the two countries, the prices in the exporting

exporting country must be lower than the price in that to which they are imported? *Mr. Joseph Sandars.*

—Yes, they ought to be, and ultimately will.

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4336. On a series of years, the prices must have been higher in this country than in Ireland?—Yes.

4337. Is there a great tendency to undertake operations to the extent of their means, without a very accurate calculation as to the probable result?—Just so.

4338. Therefore if the means of trading in Ireland are increased, do you expect greater operations among those export merchants than before?—Yes, amongst a certain class.

4339. And that, without a very accurate calculation of what is going on in England, they will increase their operations if their means are increased?—Yes.

4340. Their means were increased by the joint-stock bank?—Yes.

4341. It has been unprosperous?—Yes.

4342. One class of men have been ruined after another, and yet they have not taken warning?—Just so; but the experience of the last two or three years, I think, has had a considerable influence on the operations conducted during the present.

4343. Would not you rather infer that credit rested on a fictitious and unsound basis in that country?—Yes; two countries, one possessing paper and the other gold, cannot be on the same footing; credit is too cheap where there is paper.

4344. The general system you consider as bad; not the system of Ireland?—The general system of having different sorts of currency.

4345. What do you conceive to be the difference in the average cost price of producing a bushel of wheat in Ireland and in England?—I am not competent to speak to that.

4346. If the price of corn in England and in Ireland were as 5 s. 6 d. in Ireland to 7 s. in England, would not the effect of a small depreciation of currency in Ireland be only to raise that 5 s. 6 d., according to the degree of it, from 5 s. 6 d. to 6 s.?—Yes; but the man who buys corn never estimates those things.

4347. If labour was much less in Ireland, would not the effect be rather to raise the one towards the other?—That is a refined speculation; I would wish to decline giving an answer to that.

4348. The depreciation of weight, you say, is about 2 lbs. compared between Irish and English; does the difference of price exceed the proportion of the difference of weight?—Yes.

4349. To what extent?—I am not quite sure what the ratio would be; but I think the difference of weight would be greater than the difference in price.

4350. In the early part of your examination you said that corn could be grown in Ireland as cheap as in France or Holland; on what do you found that opinion?—I can see no reason why a country possessing a large tract of land into which a spade or any other instrument has never been put, with labourers who subsist on 1 d. or 1½ d. a day, cannot grow corn as cheap as either France or Holland.

4351. When you alluded to France and Holland, you merely alluded to them as being neighbouring countries?—As having large population.

4352. And not being acquainted with the prices in those countries?—Not particularly, but I have a general impression; I know they are thickly-peopled countries.

4353. Will you make a comparison with Poland?—I believe that Ireland could not grow wheat as cheap as Poland; there are large districts of land there that are not surrounded by a dense population, and of course their value is comparatively small.

4354. Are you acquainted at all with the price of corn in the Mediterranean and the Black Sea?—Yes, very well.

4355. Have you had any imported from Egypt or Odessa?—Yes, into Liverpool; but I never imported any myself; I never will; I know the trade, and I know it is impossible to carry on a profitable trade with the south of Europe.

4356. State your reason?—The quality of the grain, the great risk in transport from the great distance.

4357. Is not the quality of the grain better?—No, it is inferior. I will venture to say, if the account were summed up of all the corn trade between the Mediterranean and England, there would be a very signal loss upon it.

4358. What are the towns in Ireland you spoke of, where the speculators go and buy the corn to export to England?—Everywhere.

4359. Will you mention any town where it is generally done?—I do not know why I should single out any one; it is generally done.

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4360. Which is the largest shipping port to England?—I should think very likely Dublin.

4361. On an average, what is the difference on the same sort of corn between Liverpool and Dublin?—I cannot state, but that grain has been too high in Ireland to allow a profitable trade to be carried on. The system there is totally different to that in England; there the banks are in the habit of discounting what is called local paper: two or three merchants set their names to a three or four-months' bill, and take it to the banks and get it discounted, perhaps not having a farthing: they raise the money; if there is a profit it is very well; and if there is not, the loss is not borne by them.

4362. What would be the fair per-centage in England if that were done away?—I cannot say, but I have no doubt the trade would be in a much safer and sounder condition than now.

4363. What will be the effect to the English farmer if the price of Irish produce was to fall?—I think it would make this difference: produce sells at a loss now, and would then sell at a greater loss.

4364. Have you ever heard that those banks complain of the losses they have sustained?—I have no doubt that the losses of the banks in Ireland are greater than they like to tell.

4365. Have you the means of knowing that?—I have no doubt at all that they have been enormous; that the Bank of Ireland and the Provincial Bank have had very heavy losses, and I say in consequence of the undue facilities they have given of late years.

4366. Those losses will have a natural tendency to correct the evil, will they not?—Yes; and I stated that during the last year there has been much more caution.

4367. You apprehend that Irish produce in this country has borne an artificial price?—No; the Irish produce in Ireland has borne an artificial price.

4368. Is not that influenced by the losses to the merchants?—No, not for some time, but it will be ultimately.

4369. You think here it is regulated solely by the supply of the market?—Yes.

4370. With reference to the state of the corn-market in England; have you been a purchaser of English corn to a large extent?—Yes.

4371. Annually?—No, not annually; my chief business is with Ireland, but it is my business to be well acquainted with the market.

4372. You have watched the supply?—Yes.

4373. You have been of opinion, that within the last four or five years, setting aside the variation in the seasons, the gross produce of English wheat brought to market is increasing or stationary?—I have no doubt it is increasing.

4374. Without reference to the abundance of one season, or the scarcity of another?—Yes.

4375. From what circumstances do you draw that inference?—There can be no question that the population is going on steadily increasing, and we have seen the country for several years furnishing an adequate supply for itself.

4376. Have not there been several years in which the importations from abroad have been great, the last four or five years?—Entirely in consequence of circumstances that can be explained; unproductive crops.

4377. Was last year an unproductive crop?—No.

4378. Was there an importation last year?—The importation of wheat and flour in 1829 was 1,260,633 quarters; of 1830, 1,491,381; of 1831, 1,088,797 quarters.

4379. In your experience, do you ever recollect a period in which the price of wheat has been so steady as it has been of late?—Never.

4380. To what circumstances do you ascribe that remarkable steadiness of price, notwithstanding the variations of the season?—To the present system of corn laws.

4381. In your opinion those laws are calculated to produce steadiness of price?—I have no doubt of that; with regard to the present system of graduated duty having given steadiness of price, I say it has in a very remarkable degree. After the bad harvests of 1816 and 1817, the average of the yearly averages for 1816, 1817, 1818 and 1819, was 78s. 2d.; after the bad harvests of 1828 and 1829, the average of the yearly averages for 1828, 1829, 1830 and 1831 was 63s. 1d.; the greatest fluctuation in the former period, in any two years, was 29s. 2d. per quarter,

quarter, while the fluctuation in any two years of the latter was only 7 s. 6 d.; Mr. Joseph Sandars. showing indisputably that the corn law of 1828 is better than that of 1816.

4382. Should you say that if rent be accommodated to the price, this steadiness of price is the interest of the grower?—I have no doubt it is the interest of the grower and the interest of the landowner.

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4383. Should you say that the last five years during which this price has been so remarkably steady, agriculture was on the decline in England?—No; I am very much inclined to think it is not.

4384. You know Lancashire very well, not only the trading parts, but the agricultural parts of it?—Yes.

4385. Should you say that the farmers, the last five years, were doing very ill?—I think they have done very badly.

4386. To what circumstances do you ascribe that, if the rent be once accommodated?—The farmers have done badly generally; but it by no means follows that because they have done badly they will cultivate the land worse.

4387. To what circumstances do you ascribe the hard case of the farmer the last five years?—Their outgoings have been larger than their income.

4388. What outgoings?—I mean labour, rent, taxes, and the ordinary outgoings of the farmer.

4389. Have the wages of labour kept up in Lancashire?—No, they have sunk.

4390. Then their outgoing is diminished?—Yes, no doubt it has; but the outgoings of the farmer have not diminished so fast as his income.

4391. You were understood to state, among the causes which occasioned the loss of the farmer, the outgoings being so large; you say they have declined of late years, consequently that has diminished?—Yes; but the outgoings of the farmer have been diminished in consequence of the reduced value they get for their produce; a reduction of price comes first, then a reduction in the cost afterwards.

4392. Has rent accommodated itself to the present state of prices in Lancashire?—I think not.

4393. Is that one of the causes for the sufferings of the farmer?—Yes.

4394. Speaking generally, to what extent should you say that rents must be diminished to meet the present price, if it continues steady?—I could not give anything like a per-centage upon it; but the rent must be reduced, the farmer's general expenses and personal expenses must be reduced, to meet such prices as may be the result of a good crop.

4395. What do you mean by the farmer's general and personal expenses?—That the farmer must not live as he did from 1797 to 1815; they have been already reduced, but they must, in my opinion, be reduced still more: one cannot account for the distress of the farmer, except from causes over which the Legislature has no control, but that the outgoings have not yet adapted themselves to the arbitrary scale of prices established by the Bill of 1819.

4396. You ascribe this new scale not to the corn law, but to other laws, independently of the laws regulating the import of corn?—Yes.

4397. To what law do you allude as the law of 1819?—The bill commonly called Peel's Bill.

4398. If you say that the rents, the price of labour, and the personal and general expenditure of the farmer, are not yet reduced to correspond with the price of his produce, how is it that you think agriculture is not declining, and must yet decline?—For this reason: I have found that when there has been great distress in agriculture it has been greatly overrated, and the means of redress underrated. I will just refer to what occurred in other times of agricultural distress, in elucidation of my opinion: the first period of agricultural distress that I was acquainted with was in the years 1803 and 1804, the next 1814 and 1815, and the next 1820 and 1821: the causes of distress in 1803 and 1804 were a change from the very high prices of 1799 and 1800 to low prices, to a revulsion after the peace of Amiens, and to preparation for a return to cash payments.

4399. This is your opinion of the causes?—Yes. I wish to state certain facts from which I deduce the conclusion: the causes of distress of 1814 and 1815 were the return of peace, and a fall of nearly 50 per cent. in prices, compared with 1811, 1812 and 1813, and another preparation for gold payments. The distress of 1820 and 1821 arose from the bad crops of 1816 and 1817, the drought of 1818, the large importations of 1817 and 1818, all co-operating with the first effect of Peel's Bill. In 1815, when the corn law was altered, prohibiting importation until wheat had attained 80 s., various witnesses were examined, and among others Mr.

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Morris Birkbeck, who said, that if the farmer cannot get 80 s. for his wheat, he cannot continue the same liberal application he has done. Mr. William Driver, a land-agent, says, "If wheat fall below 80s. a quarter, the farmer cannot cultivate his land as he has done, and that the clay lands will return to their native state." Mr. William Custance is asked, "If the price of wheat falls much under 96 s. per quarter, would the farmer think of cultivating his land in the mode he at present does?" His answer is, "I know instances at this moment where they have ceased to cultivate land in the mode they used to pursue." Mr. John Lake says that wheat should not be less than 87 s. per quarter to remunerate the farmer. In 1820, when the examination took place respecting the distress which existed, Mr. Ellman says he had perceived a very material alteration in the mode of farming. He is asked, "In your opinion, if there is not some further remedy applied to the evils existing in agriculture, must it continue to retrograde?" He says, "I think it will, very rapidly indeed; that the farmers have not the means of employing their labourers, they cannot employ them; the employment of labourers on a farm has been considerably withdrawn in the last two years, and I think it is still withdrawing." "The effect will be, that a considerable portion of land will be thrown out of cultivation?" "Certainly; and the better land will not be cultivated so well as it has been, I mean at the same expense." Mr. Curwen, Mr. Ellman, Mr. Illott, and Mr. Louseley, all give evidence to the same effect, which I will not occupy the time of the Committee with reading now. The predictions of 1820 have been followed by the most remarkable events: instead of the cultivation having fallen off, or the price rising to 70 s. or 80 s. a quarter, or 96 s., as stated by some of the witnesses, it fell to 43 s. in the year 1822, and rose in 1823 to 51 s. 9 d.; and the average price from that time to 1828, the date of the present corn law, was only 60 s. 1 d.; and we had no import whatever under the law of 1815, from 1819 till 1828, thus supporting the increasing population of the country without any import at all; while in 20 years preceding 1821, we had an average annual import of 575,000 quarters, amounting to 11,500,000 quarters.

4400. Are you quite certain no wheat was taken out of bond in the year 1825?—There was some wheat and flour taken out in 1825 or 1826.

4401. If it should appear that 525,231 quarters of wheat and wheaten flour were taken out of bond in the year ending the 5th of January 1826, what effect would that have upon your mind?—It was not let out by the necessities of the country, but by the will of Government; it was so small a quantity that it would have no effect in such a matter.

4402. If the following year there was 315,945 quarters taken out of bond for home consumption, would not those admissions in those two years very much disturb your calculation?—Very little indeed. I infer from the statement I have been reading, that distress is generally overrated, and that the modes of relief are generally underrated; that in all great changes there is a compensating principle at work, which is generally lost sight of in calculations.

4403. Do you mean that people believe the distress to be greater than it really is?—That it is stated to be greater than it really is.

4404. Do not you believe there was a very large reduction of rent during that period?—Yes, but not to account for the difference stated by the witnesses.

4405. You speak of the difference being between 60 s. and 80 s.?—More than that.

4406. Eighty shillings was the price which the different witnesses to whom you have referred spoke of as necessary?—Several of them said 90 s. to 96 s., which I did not read.

4407. Do you not believe there was a reduction of rent equal to the difference in the price of corn?—That it took place ultimately, but not so soon as it ought to have done to prevent the distress.

4408. There was a reduction of the farmer's property-tax during that time?—Yes.

4409. He could afford to sell his corn so much the cheaper in consequence of that?—Yes.

4410. The witnesses spoke to the circumstances then existing, that being one?—No doubt.

4411. Would not the reduction of the rent and the reduction of the property-tax account for the reduction in the price of corn?—No; I think a reduction will yet take place in the cost of production that will enable agriculture to be continued with profit.

4412. Under what head will that reduction take place?—Personal expense, rents, taxes and rates. *Mr. Joseph Sanders.*

4413. Personal expenses have been already reduced, you say, to a certain extent?—Yes.

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4414. Do you think they can be reduced to a greater extent than they have been?—I think they will.

4415. What taxes do you think will be reduced?—The assessed taxes, in some degree; taxes on various articles that they consume.

4416. Are there any taxes that immediately press on the occupier of land?—There are taxes that press exclusively on the occupier of land.

4417. What are they?—The most striking is the highway-rate.

4418. Any King's taxes?—No, I do not know that there are any that press directly and exclusively on the occupier of land.

4419. Does not the malt-tax press more immediately on a man who gives beer to his labcurers, directly as well as indirectly?—I have no doubt if the malt-tax were removed it would be a great improvement in his condition.

4420. With what part of England are you practically acquainted, as well as Lancashire?—With Derbyshire, Nottinghamshire and Leicestershire.

4421. Can you state from your own authority that distress does not exist in those counties?—I have no objection to state that a considerable degree of distress does exist, and I think I can assign sufficient reasons for that distress; partly owing to the introduction and operation of the Bill in 1819 for restoring the gold standard, but chiefly to other causes over which the Legislature had not any control,—the seasons. Perhaps the most disastrous year the farmers ever had was during the drought of 1826, which nearly destroyed their hay and spring crops, and carried off cattle to the value of many millions sterling; after this came the wet ungenial seasons of 1828 and 1829, which produced a very great deficiency of crops, and the unprecedented foreign importations: 1830 was also a short crop, and 1831 a doubtful one. In addition to this, the rot in sheep prevailed to almost an unprecedented extent in the years 1830 and 1832, the loss by which I would not venture to state; then the harvest of 1832, though generally productive in bulk, was materially injured by rain in some districts, so that a considerable proportion of the wheat and barley was sold at a reduction of 25 to 40 per cent. below the highest prices.

4422. Do you consider that the present prices of meat are to be attributed to the decrease of sheep?—That has some influence.

4423. When that cause ceases to operate the price will fall?—When the stock of sheep is restored, most likely.

4424. Do you conceive that the prices will then be remunerating to the farmer, under the present state of things?—With diminished expenditure.

4425. Do you conceive, during the deficient harvests of 1828, 1829, 1830 and 1831, the increase in the price of corn covered the deficiency in his crop?—No; I think it is the interest of the English farmer always to have a large crop.

4426. You state that the modes of relief were underrated, but you state that the principal causes of the distress of the English farmers were not under legislative control; will you explain what you mean by modes of relief?—I believe that commerce and manufactures have adapted themselves to the arbitrary law of 1819; but I think that agriculture and land have not yet adapted themselves. The engagements in manufactures and commerce are all on short credits; they have therefore adjusted themselves much sooner than engagements connected with land.

4427. Do you mean, the tenantry are under engagements in their leases formed under the old currency, and therefore onerous as applied to the present day?—Yes: it must be quite clear that during the depreciation of currency from 1797 to 1815, that was a period of very unusual prosperity among the farmers; the Bank Restriction Act was reversed in 1819, and we have seen a descending scale, as we had seen an ascending scale before; but I think that agriculture has not reached the bottom of that scale.

4428. Does agriculture reap any disadvantage, otherwise than that which operates from the tenantry of the country being engaged under leases on farms corresponding with the former state of the currency?—Not at all.

4429. If the landlord and the tenant make an equitable adjustment of the terms of their lease, do you consider then that the altered state of the currency would affect the condition of the farmer?—My own opinion is, that in a short time, when

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everything has adapted itself to the arbitrary scale alluded to, there is no reason why agriculture should not become prosperous again.

4430. Is there any other adaptation necessary to make the condition of the farmer prosperous than that which arises from the nature of his contract with his landlord?—No; but there may be some other circumstances which have not yet accommodated themselves: in commerce and manufacture those circumstances are easily settled; but land is on leases for five or seven years; and some farmers, three or four years after the year 1819, obtained a considerable reduction, ample, as they conceived, to meet the fall in prices; but they have been always mistaken up to this time.

4431. Do you think that the farmer labours under any disadvantages arising from the habit, in respect of price, of the people in the trades which he employs, such as the person who shoes his horses, and so on?—Yes, certainly, that is one of the circumstances which has not yet accommodated itself; but it will do so in time.

4432. Are there other circumstances besides the situation of the landlord and the tenant by which the farmer has been affected?—Yes.

4433. Do you think he suffers from any diminished accommodation from the banks in his neighbourhood; that that is one effect of the Bill of 1819?—I have no doubt whatever that every measure of the country connected with that Bill affected him very materially. The distress was very materially aggravated by the Act of 1826, which repealed the Act of 1822, permitting the issue of 1*l.* notes; it disturbed a great many relations which have not yet been restored. I do not mean to give any opinion whether that was a wise measure or not; but I am certain that has been the effect.

4434. That has given the farmer less facility?—Just as much difference of facility as would arise from a country banker lending his own notes and lending sovereigns.

4435. Do you believe that there are any leases in existence now between the landlord and the tenant entered into previously to 1819?—No; but in my opinion there are many farms now cultivated by tenants who have had very little, if any, *bonâ fide* reduction upon the rents; the nominal rent has been very little reduced, but the landowners have occasionally returned them a bonus of 15 or 20 per cent. where they have had a bad year; where they have had a better year, none at all.

4436. Has that applied generally, in your opinion, to any large proportion of England?—I have no doubt the landlords of England generally are more liberal, but it prevails to some extent.

4437. Do you not think that, as the necessary consequence of the regular depreciation of prices of agricultural produce, the landlord must be obliged to accommodate his farming to the price, whatever it may be?—I have not a doubt of that, and that the rents of land will be lowered more than they have been.

4438. It is your opinion that the rents of land have not been yet lowered in regular proportion to the fall of agricultural produce?—I think not.

4439. Is it possible, if the tenant is compelled to pay a larger rent than the produce of his land will enable him to do, to let a farm in any part of England?—He may continue to give it, but he will give it to his own ruin.

4440. Is it possible to induce a man to hold to his own ruin, at such a rent, if he cannot afford to pay it?—If he has taken a lease he must abide by it.

4441. Do not you believe that it is always in the power of the tenant, if he cannot pay his rent, to give up the lease?—I was not aware that a contract was binding only on one side.

4442. Is it not a natural consequence that, where a tenant cannot pay his rent, the landlord must take the lease off his hands?—No; if he is in debt he will sell him up, and take all he has; then the contract is dissolved.

4443. Is it not possible to pay rent out of capital?—It has been paid out of capital a long time.

4444. Do you mean the whole rent?—No.

4445. Do you think the wages of labour have accommodated themselves to the present circumstances?—They have undergone a good deal of reduction.

4446. Do you know this of your own knowledge?—I am not a practical farmer, but I know that. I made inquiry among persons who are; I received a letter from a gentleman in Nottinghamshire, well acquainted with the farming interest, stating that he thinks, since the year 1820, the rate of labour has diminished 20 per cent.

4447. The question referred also to the alteration of rents; is the information you have given to the Committee that of which you are yourself possessed within your

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your own knowledge, or that you consider from notoriety?—I am part proprietor of an estate in Leicestershire, and I know that there has been a considerable reduction of rent there.

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4448. You are not a land-agent?—No.

4449. A land-agent would be competent to give more precise information than you can with respect to rent?—Yes; every gentleman around me is better acquainted with these facts than I am.

4450. You think the wages of labour have not yet found their level?—I cannot say; but I know they have been reduced.

4451. The expenses of the farmer, you say, must be reduced before they will be adjusted to their proper level?—Yes.

4452. The profits of his tradesmen and others must be reduced?—Yes, the charges and profits must be reduced.

4453. Is it the custom in the counties to which you have alluded to grant long leases of land?—Yes.

4454. Do you believe there are any leases now in existence which were granted previous to the depreciation of the currency?—No.

4455. Do not you think that the farmers will naturally call upon the landlords to reduce their rent, when they find they are paying that rent out of their capital?—Yes; they are still calling upon them; and the very fact of the existence of this Committee proves to my mind that there will be a further claim and a further reduction.

4456. Are you aware of the general reduction of rents in those counties?—I have been informed from 20 to 30 per cent.

4457. You do not know the fact yourself?—No.

4458. You have said that you think the farmer's expenses will by degrees be reduced equally with the effect of the change of the currency?—I am certain everything must and will conform itself to that state of things.

4459. Are you not aware that the taxation of this country is paid numerically, that we pay our taxes numerically; can there be a reduction of taxation equal to the reduction of all other things?—If the population of the country goes on increasing, the taxation of each person must be so much less.

4460. The duty on malt is so many shillings per bushel; the farmer's beer he gives to his labourers cannot be reduced at all as to the duty on malt, though it will be reduced as to the proportion of the price of his barley?—Yes.

4461. Then there cannot be the whole of the reduction of the cost of cultivation, because that part of it which is composed of taxation cannot be reduced unless taxation was also reduced?—Just so.

4462. The reduction can take place only on the things that compose the taxation?—Yes, it can.

4463. In fact, that supposition that all the farmer's expenses will be reduced in a degree equal to the change of the circulating medium, will not hold good in every point?—There are some things in which there can be no change, unless there be a reduction of taxation.

4464. What is the cost of bringing wheat from foreign ports?—It depends upon the quantity that is brought; the cost now is very small indeed. You might get wheat from Dantzic, for instance, at 3 s. or 3 s. 6 d. a quarter; but wheat might be got from Hamburgh, or from the Danish ports, or from Holland, as cheap as the English corn is moved about from one market to another; I suppose from 1 s. to 2 s. a quarter; and the cost of all the grain that is brought to the London market from Scotland, from Yorkshire, Lincolnshire, and Northumberland and Durham, is about the same.

4465. The cost of bringing from the northern parts of the kingdom is as great as from the Continent?—Yes, except in times of scarcity, when a large quantity is wanted; if I am asked as to a large quantity coming in, the cost of bringing it from the foreign ports must be a little increased.

4466. To what extent?—I recollect very well at some periods of the years 1831 and 1832 wheat was conveyed from Hamburgh to Goole and to Hull at from 1 s. to 1 s. 6 d. a quarter; at others, 2 s. to 3 s.

4467. In your experience, how low have you known the prices at any time at any of the ports of the Baltic?—I have known wheat of as good quality as is grown in England sold in the lower Baltic ports at 15 s. a quarter, and from that to 20 s. and 22 s., for five or six years in succession.

4468. What years were those?—I think from 1821 to 1826.

4469. Were not the years 1831 and 1832, in which you state the price of impor-

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tation per quarter as low as 2 s., years of great importation?—It was rather towards the termination of the import than during the pressure of it.

4470. What was the average rate per quarter in those years from *Hamburgh* to this country?—Exportations made from *Hamburgh* to the east coast are at a very low rate of freight; exportations to the south and to the west coast are higher; for the export to the east coast and the *London* market, I should think the average rate did not amount to more than 2 s. 6 d., or 3 s. a quarter.

4471. How is that calculated: when you say the expense of importation, do you mean, if you, as a merchant, were to give an order to a merchant in *Dantzic* or *Hamburgh* for a cargo of wheat it would not cost you, including the merchant's commission and every charge, above 2 s. or 3 s.?—No; I spoke of freight only.

4472. Take the whole charge of freight, insurance and everything?—Five shillings a quarter would amply cover all from *Hamburgh*; I should not be subject to the merchant's charge in *Dantzic*; the prices I speak of were prices free on board, without any charges to the buyer.

4473. You think that all charges of freight, commission and insurance, in the years 1831 and 1832, years of great importation, would have been covered by 5 s. a quarter?—I think they would have been covered by 5 s. a quarter for all the expenses from *Hamburgh* and the *Danish* ports to ports on the east coast of this island.

4474. At what do you put the freight from the east coast of *Ireland* to ports of this country?—I should think the item of freight only would be as nearly the same as possible.

4475. Could you state the difference between the freight from *Hamburgh* to the east coast of *England*, in the years 1831 and 1832, and from *Ireland*?—From the west coast of *Ireland* it would be about the same; the freight from *Limerick* and *Westport* and *Galway* varies from 12 s. to 22 s. and 23 s. a ton, that is, from 2 s. 6 d. to 4 s. a quarter.

4476. What quantity of corn would have been imported at that rate from the *Baltic*, at 15 s. to 22 s. a quarter?—I would not undertake to say what quantity, but a very considerable quantity.

4477. If the corn can be imported at so cheap a rate from the *Continent*, do you apprehend that the agriculturists of this country suffer at all from the fact of the corn being bonded in the ports of this kingdom?—Not at all.

4478. Have you any idea that there is no illicit introduction into consumption?—I think there was never a greater delusion than has existed for the last ten years upon that subject.

4479. You think it has not taken place?—It is quite impossible.

4480. Have you reason to suppose that any wheat or flour of the *United States* finds its way through *Canada* to this country?—There is no wheat comes; it cannot come without detection; and I have reason to believe it does not come to any extent, because the quality would at once give us the means of detecting it; but that wheat is imported from the *United States* to be manufactured into flour in *Canada*, I have no doubt; therefore, that wheat of the *United States* which is within reach of *Canada* is out of the reach of our *Corn Bill*.

4481. Should you know *Canada* wheat from our own wheat?—I should.

4482. You say, if that came in the state of wheat it would be discovered?—Perhaps less difference of quality exists between the *State of New York* and *Canada* than between any other two countries; but, generally speaking, a person connected with grain will tell you at once where any sample of wheat from any part of *Europe*, or any part of the world, comes from.

4483. That does not apply to flour?—No.

4484. Do you think that practice is growing of bringing the corn of the *United States* through *Canada*, and that they are sending through that channel of trade, and it is increasing upon us?—I cannot doubt it will. I see that the duty on *Canada* wheat is only 5 s. per quarter; the same proportion on flour; and that the duty on wheat from *America* is 30 s., and flour in proportion; I infer, as a matter of certainty, that they must increase.

4485. Are you aware of the relative prices of wheat in *Canada* and of the *United States*?—No, I am not.

4486. Do not you believe that the deficiency occasioned in the consumption of *Canada* by the exportation of her corn into *England*, is made up by the introduction of *American* corn for her own consumption?—Undoubtedly. I do not state that for the purpose of showing that it is carried to any great extent, but to show to what extent it may be; that exports from this country of wheat under bond to

to Canada which may probably be absorbed in their own consumption, if they deal honestly, and by that means liberates a corresponding quantity of her own wheat.

4487. Is that a proportion of European wheat?—Yes, chiefly Russian wheat. I am not aware of any reason why wheat should not be carried from the Baltic to Canada; if there be any impediment, it is easily effected by importing it here, and then sending it from Liverpool to Canada. I do not mean to say that can be done to any great extent; but it shows there is a defect in the existing law.

4488. Do you remember the prices at Hamburgh in 1830 and 1831?—No, I do not, but they were very much higher; they must have been above 50s.

4489. Did you import direct from Hamburgh to Liverpool at that time?—Yes.

4490. Do you remember what was the sum you paid for freight?—It would not be a very fair criterion, for the trade between Liverpool and Hamburgh is not like any other: a great deal of the shipping that goes to Hamburgh comes from South America, with cargoes of hides, and coffee and sugar; when they have discharged their cargoes many of them must come to Liverpool again, and sooner than come empty they will take a very low rate of freight. Of course that quantity of shipping would be absorbed if the quantity to be shipped from Hamburgh was very large; but there is not, in point of fact, a very great trade between Hamburgh and Liverpool in corn.

4491. Taking those circumstances into account, what was the freight between Hamburgh and Liverpool?—I think we got wheat from Hamburgh at about 3s. 6d.; at some other time as high as 5s. 6d. or 6s.

4492. Have not the Hamburgh vessels a return trade of other descriptions; do they not take on board earthenware and salt?—Those vessels that make the trading voyages between Liverpool and South America continue in the same course of trade generally.

4493. Is not there a trade in earthenware and salt between Liverpool and Hamburgh?—Not to any great extent.

4494. There is no kind of direct trade in that way?—No; Liverpool is, upon the whole, but little connected with Hamburgh.

4495. Have you any means of forming an estimate as to the stocks on hand; first of all in this country, before harvest, within the last four or five years, as compared with this and former years, whether they have been larger or less in the hands of farmers and millers and jobbers?—As a general answer to that question, I would state that the general stock seldom varies, except with the variations of the produce of crops; there is a variation in the proportions held by farmers, millers and dealers, at different times.

4496. Has that variation increased or decreased latterly?—I believe for the last four years there has been a much smaller stock on hand than there was for four years preceding 1828.

4497. Does that apply exclusively to this country, or do you extend it to Ireland?—Ireland has never retained stock to any extent: they ship off the produce of one harvest before another comes.

4498. Very early after the harvest?—The great bulk of it very early after the harvest; the great bulk finds its way here in the course of nine months.

4499. Before the last four or five years, were not the stocks in this country just before the harvest considerable, both in the hands of farmers and of jobbers?—Certainly; years back the crops had been much more productive.

4500. What should you say was the difference of extent before the last corn law and now, comparing it with the consumption; if before the last corn law the average gross stock on hand in this country was three months, what is it now?—It is considerably less.

4501. To what extent?—I am inclined to think the present stock on hand is nearly as large as it was in some years preceding the last corn law. I believe the present stock of wheat on hand is very considerable; the last crop was a productive one.

4502. Take the last four years?—Much less, because the crop was less productive.

4503. What should you put it at as to the last four years, taking the stock in hand previously at three months?—Every statement of this sort can be only an approximation to the truth, but perhaps wide of the truth.

4504. They are matters in which you have an interest, and which you scrutinize as much as you can?—Yes.

4505. Having used all the means of information in your power, should you say that

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4506. Supposing such a disaster were to occur as a harvest like to 1816, with the stock on hand so much decreased, and a sudden demand for great increased importations from abroad, what would happen?—The stock on hand at the harvest of 1816 was very considerable; there had been two or three very productive crops.

4507. Supposing such a disaster as occurred in 1816 were to occur with the stock which you have stated to exist now, compared with the stock on hand you state to have existed then, what would be the effect on this country?—I speak from the effect I have witnessed in all years of dearth; I speak of 1799, 1800, 1810, 1816 and 1817, and 1829 and 1830 and 1831. The Committee will find that the annual import to supply the deficiency has been about 1,500,000 quarters of wheat: but the difficulty is not in not getting enough, but we always get too much; we never required such a quantity as 1,500,000, never more than from one million to one million two or three hundred thousand quarters. Every person connected with the import trade will state, that when the import has ceased there has been always a stock left on hand of from 300,000 to 500,000 quarters that was not wanted.

4508. Has there been any experience of a very deficient harvest, with the stock on hand reduced as you now state that it is; is not that an experiment yet to be tried?—I say that the stock on hand is much greater than it was the three preceding years.

4509. Take the stock in hand such as it was last harvest?—Of course, then the consequences to the country would be much aggravated.

4510. Have we had any experience of such a state of things?—I have no doubt that the situation of the country would have been considerably aggravated; that we should have higher prices; but that we should have obtained corn sufficient I have no question, at a further increase of price.

4511. Have you any means of knowing whether, although the stock was not considerable in this country, the stock of Europe was considerable at the harvest of 1832?—No, I think there is every reason to believe that the stock of Europe in 1831 and 1832 was reduced very low.

4512. If the stock on hand here was unusually low, and the stock on the Continent was reduced very low, if the harvest of 1832 had been a bad one, what would have been the result?—The effect would have been higher prices; but that we should have approached anything like scarcity and famine I do not believe.

4513. What is your reason for that belief of the stock on the Continent being very low?—The large exports. The price has a great effect on the consumption; when we had imported 1,500,000 quarters, we could always have had a great deal more if prices had continued high.

4514. Is it not yet an untried experiment to have this country more dependent on foreign supply than at any time preceding, and at the same time to have less stock on hand?—I have never known any but one year in which there was any prospect whatever of famine, of the people not being able to get sufficient, and that was in the year 1812, resulting from the crop of 1811, when we were shut out from the rest of the world; wheat gradually advanced from 10 s. a bushel to 24 s. or 25 s. That year we were on the very verge of a famine, and I can give a remarkable proof of it: in 10 days after the crop of oats had begun to be cut in Lancashire, the price of oatmeal, notwithstanding it was at three times its present price, that is 3 l. a load; notwithstanding the crop was within the reach of consumption, in one week it advanced 1 l. from absolute scarcity. That year I recollect, at the termination of it, we never showed a sample of corn at all; it was always bespoken.

4515. You stated that high prices will always attract corn from abroad; but supposing, in a year of scarcity, with the stock low and the price accordingly, this price being able to attract corn in a sufficient quantity from abroad, cannot you conceive that this country, in a year of such scarcity, would have to pay a sum to obtain the necessary supply even greater than the average which is necessary to afford protection to home agriculture?—No, I think not.

4516. Do you remember the scarcity of 1800?—Yes, I do.

4517. Do you recollect the price to which corn rose at that time?—Yes.

4518. What was the price?—The highest price I ever recollect wheat at that time was 26 s. a bushel.

4519. Do

4519. Do not you apprehend that was a period verging closely on famine?—*Mr. Joseph Sandars.*
Yes, but not so nearly as 1812.

4520. Do you conceive, in the year 1800, we imported from abroad as large a quantity as was necessary for the consumption of this country?—Yes, at scarcity prices.

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4521. You state that when importation takes place there is commonly a surplus; does not it generally happen that after one very deficient harvest there is a stimulus given to import which carries it on for two or three years?—No, not under the existing corn law. The importation is governed by the duty, though it very often happens that one bad crop is succeeded by another failing one.

4522. We have no experience under the present corn law of that state of things?—Because under the present corn law, with the exception of last year, they were always short crops.

4523. Is it not the fact that, under former periods of scarcity, we have imported largely for two or three years succeeding the period of deficiency; take, for instance, 1800?—Yes; but 1800 gave a short crop as well as 1799.

4524. Did we not import for two years largely at that period?—Yes, in 1800 and 1801.

4525. Did we not import largely after 1816?—We imported up to February 1819: 1817 was a bad crop also.

4526. If, at the expiration of this import consequent on a scarcity, there remains a surplus, would you infer from that, that during the period of scarcity more was imported than was required to supply the deficiency?—More than was required at that price.

4527. Suppose there occurred a very deficient harvest in England, and that that extended over France and the north of Europe, do you not apprehend, there being no stock in hand at the harvest in this country, a very considerable difficulty would occur in procuring food for this country?—No; food could be obtained, but it would be obtained through the instrumentality of high prices.

4528. Have you contemplated the demand for a supply from one of the foreign corn markets in conjunction with that of England?—I have; we often hear a great deal about the French demand for corn; but the French have not the power of consumption we have, and their import amounts at last to a very small quantity.

4529. Are you of opinion the French nation is a wheat-eating nation?—Certainly they are; but they are a wheat-producing nation, and if the prices were high they have not the same means of consumption of the quantity the English people have.

4530. Was not it the fact that at the expiration of the last century they did import very largely?—Yes; but then the country was thrown into a complete state of disorganization.

4531. Did not they import very largely after 1816?—They imported very largely in the year 1817; when I say very largely, I mean very largely for France.

4532. Do you know the amount?—No, I do not.

4533. In what proportion to ours?—Very small in comparison to ours; the demand for corn from any country but England would produce no material effect.

4534. Does not Holland import all she consumes?—No.

4535. If there is a great deficiency of crop in England, is it not probable there will be an equal deficiency in France?—No; it will be so sometimes, but not always.

4536. Do not some of the countries in the south of Europe require large imports of corn at certain periods?—I have no doubt there is a much larger corn trade carried on in the south of Europe than in the north, and that some of the southern states of Europe always require a supply.

4537. Is it an occurrence you usually contemplate, to have a deficiency through Europe when there is in this country?—No; it has occurred, but not frequently.

4538. You state that the result of the present corn law is a less variable price than heretofore?—Yes.

4539. And that the variation has not extended beyond 7s. 6d.?—No.

4540. Do you know what the price of wheat was in July 1828, at the time of passing the Corn Bill?—It was 55s. 7d., and in October 65s.

4541. What was it in November?—It is not stated in the note I have here.

4542. There was an import at the lowest rate of duty?—Yes.

4543. That must have been at 72s.?—Yes; it rose to 76s.

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4544. Supposing it to be so low as 58s. in July, and to have risen to 76s., how can the variation have been only 7s. 6d.?—One price was under the old corn law, and the other under the new; my year commences on the 1st of January 1829.

4545. You do not take from the commencement of the new corn law?—I am quite confident that in January 1828 no importation whatever took place; the new corn law did not come into operation then, but when it did come into operation, that is, when the merchants began to order wheat, the price was 65s.

4546. What was the lowest point of depression reached in the corn-market under the operation of the new corn law, from the period of the law to the present time?—I should think the present.

4547. Antecedent to the present?—I see in the scale before me, of Lord Fitzwilliam, it is not stated; between July 1828 and April 5th 1833, the lowest price is 52s. 6d., but the importation had ceased then, therefore his lordship was wrong in taking that in; the lowest price was 55s. 5d.

4548. Referring to the extreme weekly fluctuations, and taking the extreme annual fluctuation off that statement, the 7s. 6d. does not amount to the variations which took place within the year?—No; for the average of the year.

4549. In your experience as a dealer in corn, having been so for 30 years, do you still wish to make the Committee understand you have never known the annual variation in corn so small for a series of years as since the year 1828?—Perhaps it has been as small, but at the same time I do not think it has ever been so steady under a heavy import and bad crops.

4550. Do you attribute that to accidental circumstances?—I ascribe that to the steady demand and supply we have, and to the graduated scale of duty.

4551. Do you think that steadiness is to be expected from the present system of corn laws?—Yes.

4552. Do you think the present system is adapted to give the best chance of that steadiness?—I consider a fixed duty wholly impracticable. I have known fine Baltic wheats, equal to English, sold at 20s. to 22s. a quarter, for five or six years in succession: I have known of purchases there of wheat at 15s. and 18s. A succession of good crops here and in Europe would again probably give us those prices, and with a duty of 10s. a quarter we should see an average price then of 36s. to 38s.; so that a fixed duty would, under those circumstances, prove ruinous to the farmer; and then a succession of bad crops would give us so high a price that, in the present state of the public mind, the duty never could be exacted, and the corn laws might be swept away altogether: so that a fixed-duty scheme will fail at both ends.

4553. What fixed rate of duty do you contemplate in that opinion?—Ten shillings.

4554. When you say 36s. to 38s. might be the price, to what rate do you think the succession of good crops might reduce the price of corn under the present law?—I think a succession of good crops, under the present law, would in the course of one or two years give an average of about 44s. to 46s. per quarter.

4555. When you speak of the two periods in which the fluctuation was 7s. 6d. a quarter and 29s. 2d., do you consider that the seasons were more or less variable than in others?—There was a considerable similarity in the seasons of 1816 and 1828; a deficiency in the crop was produced by the same cause, a very wet season; the deficiency in 1816 was considerably greater than in 1828.

4556. There was another cause for a fluctuation, in the altered corn laws?—Yes.

4557. You say that the steady price produced by the corn law is good for the grower; do you think that a law which does not admit of corn advancing with bad seasons is good for the grower of corn?—No; but no law of any kind that can be passed will prevent fluctuation; fluctuation will take place with the fluctuation in the produce of the crop.

4558. The Committee understood you to say the present law kept the prices steady?—Much more steady than under the exclusion in 1815.

4559. With the old law you would expect the price to have risen more?—Yes, certainly.

4560. Do you think that a law which prevents the price rising in bad harvests is good for the grower of corn?—Perhaps the grower of corn does suffer in some degree from that.

4561. If when good harvests come corn is to fall to 44s. or 46s., do you think that a favourable state for the English farmer?—No, but a good crop is always more productive to the farmer than a bad one.

4562. You say we are capable of producing as great a quantity of corn as our population

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population demands ; our population has increased but we have imported but little ; have you heard of any inclosures proceeding with the increased population ?—Not many of late years.

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4563. Do you think that the same land, not increased in quantity by inclosures, has become more productive, or that the population, which has increased, is worse fed ?—I have no doubt England produces more corn now than she ever did at any other period, except in bad crops ; taking average crops, that with her great population she is less dependent of foreign countries than she was.

4564. Do you refer to England and Ireland ?—I make no distinction ; I consider them as identified.

4565. Then from the increasing population, and the smaller dependence on foreign corn, you think that the soil of England and Ireland together is producing more corn than formerly ?—Yes.

4566. That is founded on the fact of the population being increased, and still fed without much dependence on foreign corn ?—Yes.

4567. Would not that circumstance result also from the greater population being worse fed ?—Certainly.

4568. Have you any means of knowing, from practical observation, whether the cultivation of the land of England has improved ?—I think, from practical observation, it has improved ; and I know in one district particularly there is more attention paid to the cultivation of land than there has been for many years past, and more labour expended.

4569. Have you heard of any considerable district in which pasture-land has been ploughed up ?—I have not witnessed it, but I have heard of it.

4570. Should you think that was to any considerable extent ?—I think the natural effect of depreciation on agriculture is to cause more land to be ploughed up ; it is bad policy ; it is robbing the land to serve a present emergency ; it is paying usurious interest.

4571. Can that continue ?—Certainly not.

4572. Would you look to that species of agriculture as a good future resource for feeding the population ?—No. I consider that agriculture is in a very bad state indeed ; but I do confidently rely on some relief being obtained for agriculture, as it has been for manufactures and commerce : the manufactures of this country and commerce are carried on to a much greater extent now than they ever were ; but the rate of profit has become less.

4573. You spoke of a district where an improved cultivation has taken place, and more labour employed on the land ; where is that ?—I referred to one on the confines of Derbyshire and Leicestershire.

4574. Is that a considerable district ?—Yes.

4575. To what do you ascribe the employment of more labour on land under the depressed state of agriculture ?—I believe the farmers are beginning to find out that if they neglect their land they have no means of rescuing themselves from ruin ; that land is the very last thing they neglect. I can state the average of lime burned at Tickrell, on the confines of Derbyshire and Leicestershire ; in which it appears that in the last four years, which are 1829, 1830, 1831 and 1832, compared with the four years 1823, 1824, 1825 and 1826, the lime burned there for the use of agriculture has increased 2,230 tons per annum.

4576. On what quantity ?—It has increased from 22,700 tons to 25,000.

4577. What is the nature of the soil ?—It varies a good deal.

4578. Do you know whether there had been any previous falling off ?—No, I believe not.

4579. Are you aware whether in that district it has been the habit of landlords, instead of making a reduction of their rents, to pay the lime bills of their tenants ?—I am not.

4580. Do you know this fact ?—It is a fact communicated to me by the agent of the lime-works.

4581. Do you go often into the neighbourhood of Derbyshire ?—Yes.

4582. Do you stay long there ?—A week or 10 days ; I have property there.

4583. You state that this country, on an average crop, produces enough for its own consumption ?—I think the average crop is equal to the year's consumption.

4584. Do you make that observation with reference to England, or England, Ireland and Scotland ?—I take the whole in.

4585. You appeared to think that the scale taken by Lord Fitzwilliam, a weekly scale, was not quite fair ; how are the averages taken ?—They are taken weekly.

4586. On

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4586. On a series of six weeks.—Yes.

4587. Do not you think a longer period than six weeks would give a fairer return?—Yes, I think it would.

4588. You think the period of six weeks, in the mode now adopted, is too short to give a fair average?—Perhaps it would give a fairer average if it were longer; but it would be attended with this great inconvenience, that if, at the conclusion of harvest, apprehensions were entertained as to the sufficiency of the crop, prudent persons would wait till they saw a chance, or almost a certainty, of the duty sinking so low as to render the importation profitable; but the longer they are kept in suspense upon that point, by extending it over those eight or ten weeks, a corresponding disadvantage takes place: if there be a deficiency, the earlier it is known, and the earlier the import takes place, the safer and better for the country.

4589. On a balance of conveniences and inconveniences, are you of opinion that it is better not to lengthen the period?—Yes, I am.

4590. Upon the whole, you think the present law is the safest and best?—Yes.

4591. Do not you think, even supposing that there may be slight defects in any system of corn laws, that it is very important, considering the commercial, manufacturing and agricultural interests of this country, to keep it steady, not to be constantly varying?—Certainly.

4592. Do not you think any apprehension existing in the minds of the farmers of this country and the large dealers in corn, arising out of the circumstance that Parliament is constantly tampering with the law, is productive of great evil to the country?—There cannot be a doubt of that; no prudent man, as a merchant, a dealer or miller, would dare to go into a stock of free wheat.

4593. Do you think, with the feeling of the commercial and manufacturing classes on the subject of the trade in corn, it is possible to prevent a frequent and constant discussion on this subject?—It is wholly impossible to prevent it.

4594. Do not you think a mere discussion of the subject in Parliament would not be productive of great injury, if it were not accompanied with the opinion that there was some unsteadiness or some disposition to change in the mind of the Government of the country at the time?—I have no doubt the uncertainty that prevails upon this subject, and the variety of plans brought forward, have a very material influence in depressing the prices; and if it should be put over to another session of Parliament, and the crop is good, I have no doubt that the average price of wheat will be some shillings per quarter lower than it otherwise would be, and perhaps many shillings a quarter lower than it otherwise would be, if the question was fairly settled.

4595. How can you contemplate a final settlement while the manufacturing and commercial classes consider their interest bound up with a free trade, and while the agricultural class of the country considers its interest involved in considerable protection?—I only spoke hypothetically: if it were settled, the average price of wheat next year would probably be considerably higher; but there is no prospect, in my opinion, of the question being settled; for while the manufacturing and commercial interests think they have not justice done to them, the question cannot rest.

4596. With a view to this state of affairs, is it possible the question should be finally settled, except, when the question arises, the agriculturists prevailing in securing protection, or the manufacturing and commercial interests prevailing in abolishing protection?—Unless it ends in compromise.

4597. What compromise can you contemplate as being possible?—I confess that from the present disposition which exists throughout the country, and seeing that the whole course of legislation now is to take away from the few to give to the many, I should consider it a matter of extreme doubt whether any corn laws can be preserved at all; I do not feel confident.

4598. Do you think it possible for any measure or course of conduct on the part of Government to put a stop to the agitation of such a question?—It is not; except that of repealing the corn laws altogether.

4599. Do you consider the preservation of a protecting duty on corn as consistent, or not, with the general principles of our commercial legislation as adopted of late years?—No; I think that protection to corn is now carried to a greater length than protection to anything else; that the whole course of legislation is to destroy monopoly of every kind, and I do not see what is to resist it.

4600. Suppose corn should fall to 44s. or 45s. a quarter, what would then be the state of the farmer?—I think that the farmers would be reduced to very much the

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the same state they were in between 1780 and 1790, when they lived among their servants, and that all the habits acquired since that time must be thrown aside.

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4601. If the farmers are reduced to that state, what will be the effect on the taxation of the country, particularly as respects taxes on consumable commodities?—I have no doubt, under those circumstances, a reduction of taxation must take place.

4602. With a succession of good harvests, can you contemplate any higher price than 43s. or 44s. for corn in this country;—Yes, I think so. The lowest price of corn I ever knew in my experience was the year 1822, but it arose out of the concurrence of such circumstances as are likely never to arise again; that low price proceeded from the good crops of 1819 and 1820, and the extremely bulky but injured crop of 1821, a great part of which was deteriorated in quality 30 or 40 per cent.; those all concurring gave such an extreme low average as 43s. I hardly think those circumstances are likely to occur again. I do not, therefore, think it probable that wheat will be so low as that, with a succession of good crops.

4603. With four or five successive good crops, for instance?—It is impossible to say what would be the extent and the effect of surplus; that is so hazardous it would be dangerous to offer an opinion upon it.

4604. When you speak of a succession of good crops, do you consider that a succession of four or five good crops would enable a farmer to sell his wheat much lower than he can under other circumstances?—If reductions take place such as I expect will take place, and if the cultivation of Ireland goes on, I think it very likely that in time we shall see wheat with good crops at 40s. to 45s.

4605. You mean when there is a succession of good crops?—Yes; it could not be maintained at the present rate of the outgoings of the farmer.

4606. When you say reductions, reductions of what?—Reductions of the outgoings of the farmer, rent included.

4607. You state that the farmer must reduce his style of living; do you conceive the farmer's style of living at the present moment is at all superior to that the capital he is obliged to employ would justify, or that he lives in a better style than persons in other lines possessing that capital?—I think he was justified in living in the style in which he did some years ago; but their capital has slipped out of their fingers, and they must submit.

4608. Do you think they are living beyond their station, with the capital they possess?—Many of them are, and some are not.

4609. Are you at all aware what proportion of the gross produce the farmer takes to pay for his housekeeping, and interest of money?—No; but he consumes a great many things he does not produce.

4610. Suppose that share should appear to be not more than one-fourth or one-fifth; how can the reduction upon that one-fourth or one-fifth, in your opinion, have any great effect upon the price of corn?—I do not look to any great effect from any particular thing; but I believe that a further reduction will take place in their outgoings of all kinds.

4611. What are the outgoings you mean?—Everything that he consumes or uses in the prosecution of his business as a farmer.

4612. Do you mean consumed in his family?—I mean the expenses of husbandry generally, and not only that, but in other departments.

4613. There must be a great reduction in the cost of production?—Yes; the cost of production is not an arbitrary sum.

4614. He must reduce the price of his labour and all those articles necessary for the cultivation of his farm?—Yes, that is what I mean.

4615. You do not mean to confine yourself to the farmer's housekeeping and his mode of living?—No; if a farmer's outgoings amount to 500l., whatever the items were, I say there must be a reduction take place in some or other of them.

4616. You think he must still go lower in the station he now fills?—I think many must; I think that many persons who have been farmers have become labourers, or will become so.

4617. What is the state of the manufacturer; is he going upwards or downwards in the scale of society?—The profits of the manufacturer are less now than they were; he gets a less per-centage, but he does a great deal more business.

4618. What is his state in society?—In the course of the last few years there have been a prodigious number ruined, not only connected with manufacture but commerce generally, greater than has taken place with that class of persons we are

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4619. Many farmers have been ruined?—Yes; and more will be ruined still.
4620. The farmer is rather retrograding, the manufacturer is rising?—Yes.
4621. Do you think the farmer is living beyond his station?—I have no doubt if wheat falls to 40 s. or 45 s. a quarter, there will be many farmers divested of all income.
4622. Does that apply also to the reduction of rent?—Of course the same fate that attended the manufacturer and the commercial man must attend the owner of land; a great many of them must be ruined.
4623. Is there any difference in the living of the farmer with 3,000 l. invested in his farm, and the manufacturer with 3,000 l.?—I think the manufacturers of Lancashire and Cheshire live as well as ever they did.
4624. The manufacturer with 8,000 l. or 9,000 l. has his villa in the country, as well as his house in the town?—No doubt he has, if he likes.
4625. The farmer lives in his farm-house?—Yes.
4626. The manufacturer enjoys as much of the comforts of life as the farmer at the present moment?—More.
4627. The question bears relation to the proportion of his capital?—The manufacturers now live in about the same style they used to live in some years ago; but they are in better circumstances, and live better than they did seven or eight years ago.
4628. Where a man has a moderate capital, he has his country-house and his horse and gig?—Yes, some have.
4629. You do not mean to say that the farmers are living beyond other men of the same capital?—I never thought the farmers were living in a style they were not justified in living during the course of the depreciation of currency from the year 1797 to 1815.
4630. You speak of the reduction of rent, whether the landlord can afford it or not, that the rent must be reduced: great reductions have been made?—I have no doubt of it.
4631. You speak of the reduction of price to be expected from the reduction of rent; are you not aware that the rent must cease altogether on some of our strong clay land at the price of 42 s., and that that price of wheat would by no means pay the cost of cultivation, exclusive of rent?—Perhaps on some lands it might not do so.
4632. You are not a farmer yourself, and therefore not aware of the effect of the reduction of price to 42 s.?—I have no doubt at the present moment there is some land that will not pay for cultivating, but then of course those are lands situate under very disadvantageous circumstances; some perhaps will go out of cultivation soon, and if the price of wheat came to 45 s. a quarter there will be perhaps another class of land which will go out of cultivation; but still the effect of land going out of cultivation in that way would be to produce a diminished supply, and a reaction in price under protection.
4633. You conceive a reduction from 60 s. to 42 s., or 60 s. to 40 s., which you suppose may take place, would throw another class of land out of cultivation?—I think it would, but it probably would be small.
4634. You said that you looked forward to agriculture being again productive when things are arranged?—I cannot see why it should not be so.
4635. Do you think so with reference to the present corn laws being kept up?—Certainly.
4636. You think that if the present law were not kept up, which you think there is but little chance of, agriculture will never rise?—No, not for some time: if you set fire to a forest, and spread the ashes over the land, plant that land again and again, in 50 or 60 years you will have a more vigorous forest than ever; but the original trees are gone; and so it would be with the landowners of this country; many must perish.
4637. You stated that you thought the manufacturers have got over their crisis, though they have been ruined by hundreds, and now they are re flourishing on the ashes, as it were?—Yes.
4638. You think that crisis must come to the land?—That is of course a general observation, but capable of explanation; there are large landed proprietors who can bear almost any reduction of rent, but if you come to look at the fictitious state

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state of things which has existed for 18 years, during which land has repeatedly changed hands, whether by will or by contract, charged with certain outgoings, it is perfectly clear and manifest that those persons subject to those charges must suffer the greatest possible inconvenience, and many of them be ruined. I know estates now which produce scarcely any rent at all, and which estates are so circumstanced that they cannot be sold without the sanction of a particular Act of Parliament.

4639. You have stated that the manufacturer need not alter his state of living, and that the farmer must; do not you think that their relative situation has been altered?—The situation of the manufacturer was once as bad as that of the farmer is now.

4640. Have you reason to know the manufacturers have got on *terra firma* now?—I know it generally. I constantly come into contact with persons who have the supplying the food of the manufacturers and labourers of Lancashire and Cheshire, and when I saw Mr. Fielden's statement in the papers, respecting the great privation of the people of Lancashire and Cheshire, I was greatly astonished, and did not believe it; and I made inquiries of those persons who came down from Liverpool to buy their hundred sacks of meal and flour, to take into Lancashire and Cheshire, and they were as much surprised as I was; they all declared that they had not known any period since the peace when the people had been so fully employed and so well off.

4641. You think that the old manufactures have been consumed, and the new growth appeared?—Yes.

4642. Did these gentlemen state whether they had inquired from house to house?—No; but the persons must go to their shops.

4643. You say you pay a very small freight for corn; have the shipowners got on *terra firma*?—The shipowners have been complaining for a good many years, and have been very industrious in reiterating their statement of distress; but there is a fact which cannot be got over, that during all this time the quantity of shipping has increased. The other day I met with a ship-broker at Liverpool: I said, "I suppose you are in the old story about distress?" he said, "yes, we are badly off;" I said, "are not you getting money?" he said, "yes, we are getting money, but we conduct things very differently from what we did;" "how do you set about that?" "one way is, instead of sending the captain to sea, and permitting him to come back and bring in such bills as he may think fit, we farm the crew to him, and then we never get cheated, then everything is put to the utmost;" "then in point of fact you are now getting money?" he said, "yes."

4644. Is he one of the old trees or one of the new?—He is a ship-broker of some standing.

4645. Do you take measures before the harvest to ascertain the probable harvest? I was a party to measures referred to, in this House, up to the year 1821; I then saw reason to abandon it.

4646. For what reason?—I found it attended with very considerable cost, and no benefit; the conclusions we arrived at were extremely fallacious, the deductions we formed generally led us into error: I found at all events that I should be a great deal better off without them; the other parties have continued them still; what the result of their speculations has been I cannot say.

4647. You have no confidence in that mode of ascertaining the crops of the country?—I should consider it extremely unsafe ground for legislation; I look upon it as a curiosity in statistics, but nothing more.

4648. What is the price of warehousing corn at Hamburgh and Rotterdam, compared with the price at Liverpool?—I should say generally it is less in those places.

4649. To what extent less?—There is nothing varies more than the rate of warehouse rent at Liverpool; sometimes we pay 2s. 6d. for the same thing that we pay 5s. to 7s. for.

4650. To what is that owing?—It is owing to the great gluts of produce.

4651. Is it owing to the dock rates?—No; the warehouses do not in Liverpool, as in London, belong to the docks; we pay from 2s. 6d. to 7s. for the same thing.

4652. What would be the effect of taking the duty immediately on landing?—The effect would be to prevent importation; it would destroy the bonding system in a great degree.

4653. The making the duty payable on importation would have the effect of checking importation?—Yes, importation would not take place on speculation.

4654. Would the protection to the consumer be much diminished, from the smaller

Mr. Joseph Sandars. quantity that would in that case be bonded?—Very little; it is only sending for it to Holland or Hamburgh.

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4655. If this country were to impose a law making the duty payable on landing, the effect would then be to transfer the warehousing to Rotterdam or Hamburgh, where the cost of warehousing is less than in this country?—I have no doubt it would be a great injury to this country.

4656. Ireland is not included in the present averages?—No, but the Irish corn sold in this country is.

4657. What would be the effect of extending the averages to any of the principal Irish towns?—It would be a very dangerous experiment.

4658. Why?—Because returns of that nature are not conducted there as they are in this country.

4659. If they were confined to a few principal towns, might not they be so regulated?—They might be.

4660. You have spoken of the great distress of the manufactures at certain periods; to what do you ascribe this great general distress of all this productive industry in this country?—I have no doubt the main cause has been the pernicious fluctuations in the monetary system of the country, more than over production; I consider inconvertible paper money the greatest source of mischief that ever existed in this or any other country.

4661. The paper money did not cause the distress?—No; if in the year 1819 we had kept the paper prices by altering the standard, we should not have had this distress.

4662. In your opinion, have not the different classes of this country, whether commercial, manufacturing or agricultural, experienced great losses from the fluctuations which have occurred?—After the Mississippi scheme of John Law, the French assignats, the Bank restriction of 1797, then the approach to cash payment in 1814 and 1815, and finally the termination of the system of paper money under the Act of 1819, I should say they certainly have, and that the world has had enough of paper money.

4663. If the graduated scale were not to fall lower than 5 s., do you think the quantity imported would be much less?—Not a great deal.

4664. Do you think there would be less fictitious sales, with a view to affecting the averages?—I think there is great mistake in the idea entertained upon that subject. I hold it almost impossible for any combinations of individuals to affect the averages materially: I have never known them operated on successfully but once; that was under a different mode of striking the averages than that adopted of late years; it is about 15 months ago; there was a very strong combination to affect the average price of wheat, to introduce it at less duty, but there was never a more mistaken undertaking embarked in; it did not succeed; the parties tried it for two weeks, and then they abandoned it, after losing a great deal of money.

4665. You think that there have not been fictitious sales to affect the averages?—No successful ones.

4666. Do you think that the taking the duty merely to 5 s. instead of 1 s. would have the effect of preventing that?—Yes, it would.

4667. How many barrels of flour will 20 quarters of wheat make?—I cannot say.

4668. You cannot state whether 20 quarters of wheat make 30 barrels of flour?—No. I have had occasion to ask millers on that subject within the last six months, and have statements from different millers, from which it appears that there is little or no protection at all. I am certain that there is no discriminating duty on flour, and that flour may be imported on the same duty as wheat.

4669. Were you consulted at all by the Government at the time the present Corn Bill was framed, as to the scale of prices?—Not at all.

4670. Considering your acquaintance with the manufacturing and commercial interests of Liverpool and its neighbourhood, should you say that those interests were suffering to any extent owing to the protection that is given to land?—I do not think they are very materially; I think there is a great deal too much made of the excess which England pays over the sum paid by any other country, provided that it amounted to only about 10 s. a quarter.

4671. You think, upon the whole, the industrious classes of the community, in the manufacturing and commercial line, can stand the present extent of protection given to agriculture?—No; I would say that the present protection may be considerably

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considerably reduced with safety to the agriculturist, provided the graduated scale is adhered to. Mr. Joseph Sandars.

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4672. You have stated the great mischief that you saw produced by the change, partly in the monetary system, partly in the corn laws, as affecting commerce, manufactures and agriculture; on reviewing the past, are you of opinion that a steady adherence to the existing law upon that subject is preferable to changes, as affecting all those three great interests?—I conceive that the subject of the corn law must again be mooted; it will be mooted again before long; and I think that the landowners ought and might very safely make a concession in the scale of duty, without very serious prejudice to themselves.

4673. Would that give satisfaction?—Yes; I think it ought. When wheat is 63 s. a quarter it is then subject to a duty of 23 s. 8 d. a quarter; I think that is a duty higher than will be maintained under any future discussion of the subject; and I think if the duty were reduced 8 s. or 10 s. a quarter, it would perhaps settle the public mind upon the subject, and very little interfere with the protection the farmer has now.

4674. Notwithstanding all the evil you have seen follow from the change, notwithstanding the effect of any such change of the corn law, as bearing on leases and fixed engagements between landlords and tenants, you think it worth while to incur the risk of a further change for such an object as the reduction of the duty at 63 s.?—If I may be permitted to speak my own sentiments upon the subject, I should say we are not likely to have an average price of wheat at 63 s.; and if I had what I wished with regard to the existing corn law (for I think it is one with which the public will not be satisfied), I would make concession.

4675. In making the change, you would yield rather to clamour than to reason?—Yes, but I think it ought to be made.

4676. Do you think that would be final?—No, possibly not.

4677. You think that wheat would not fetch 50 s. but in a scarce season?—No; if there are fair crops wheat will be 48 s. to 50 s. a quarter.

4678. Sixty-three shillings would be a scarcity price?—Yes.

4679. You were understood to say that the present corn law under scarce seasons of late has not been advantageous to the grower, because it did not afford sufficient protection?—They certainly do not get so high a price under this corn law as they would under the former: the price of wheat in 1816 was about 60 s. per quarter, and before importation took place to any great extent it rose to 110 s. a quarter, and once to 112 s.; whereas under the present corn law it never rose to more than 75 s. or 76 s.

Sabbati, 8^o die Junii, 1833.

THE RIGHT HON. SIR JAMES GRAHAM, BART.

IN THE CHAIR.

Mr. John Weston Peters, called in; and Examined.

4680. WHERE do you reside?—At South Petherton, in the county of Somerset.

4681. What is your occupation?—I am a farmer, and have an agency under Mr. Portman.

4682. Are you an occupier of land to a considerable extent?—About 600 acres; part is my own, and part I pay rent for.

4683. To what extent is the property your own?—Upwards of 400 acres, and 170 or 180 I rent.

4684. Have you been always employed in agriculture, from your youth up?—Always.

4685. As a farmer?—Yes.

4686. Have you been much employed as a land valuer?—No, I only succeeded a gentleman that had the agency of Mr. Portman a few years ago, in the management of a part of his property.

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4687. Are you now employed by Mr. Portman as his agent?—I am.
4688. To all his property in Somersetshire?—No, only a part.
4689. Did you inherit the land you possess, or purchase it?—It was given to me.
4690. Of a part of that land you have been tenant, paying rent?—Yes, and other lands.
4691. How long have you possessed this property of your own?—Three years.
4692. Before the last three years, your acquaintance with agriculture had been as a tenant, and as a rent payer?—As a rent payer on the same farm for 11 or 12 years.
4693. Land in Somersetshire generally is of very superior quality, is it not?—Some parts are very superior.
4694. Were you a crop valuer?—Never; the principal part of the property I have the management of is leasehold, where the renewals have been suspended for some years past, and now are falling into hand, and we are throwing it into convenient-sized estates.
4695. Is that very extensive?—Perhaps 5,000 or 6,000 acres, it may be more; I have never made any calculation.
4696. How old were the leases that have just fallen in?—They have been falling in for several years past; the renewals have been suspended on part of the property 20 or 30 years.
4697. What is the term of the original lease?—Ninety-nine years, determinable on three lives.
4698. How many years have you been a practical farmer?—I was brought up as a farmer; I have been in business for myself for about 20 years.
4699. Were you a farmer during the war?—Yes, before the war was ended I was.
4700. As you have been conversant with the cultivation in your own neighbourhood, to what extent can you speak with accuracy as to any district of Somersetshire?—The whole of the property I have under my management, as well as my own, is confined to a circle of about seven miles radius.
4701. Do you know a wider circle there?—I know a wider circle, but not so accurately as that of which I have the management.
4702. Within that circle is the land much of the same quality, or is there a variety in the soils?—A great variety indeed.
4703. Varying from the best to very inferior?—Not from the best; the best of Somersetshire is about 20 miles lower down, in the neighbourhood of Bridgwater and Huntspill; but the land where I am residing is of very good quality.
4704. Speaking of the district you know the best, in which there is a great variety of soil, should you say the amount of produce raised within that circle now is as great, or less, or much the same, as it was five or six years ago?—I think upon the best lands, independently of wet seasons, which of course we have had latterly, when the crops were very bad indeed, the produce is as great as it was; I think our best lands are managed very much the same as they were five or six years ago, but not our inferior lands.
4705. What is the management in respect of the inferior lands?—Since the value of produce has been so much depressed, it would scarcely pay for keeping it in cultivation.
4706. Has any land been thrown out of cultivation in your neighbourhood within the last five or six years?—Where I speak of not any large tract or extent of land, but a few acres only on a farm, which were not worth the expense of cultivation.
4707. Where a great tract has been thrown out of cultivation, is the inferior soil less productive than it was, to a considerable extent?—Since the value of produce was so much depressed, the farmers have not had the means to put it into that state of cultivation they used to do; therefore, through bad management perhaps, it has been much less productive.
4708. What are the marks of bad management to which you more particularly allude?—They used to purchase lime and other manure which were most easily to be got in the neighbourhood; if there was a town near, they used to purchase the manure of inn stables, coal ashes, &c., but since the depression they have not been able to do that on poor lands.
4709. They apply less manure?—Yes.
4710. Do they work their land more severely; have they altered their rotation of cropping

cropping?—No, I do not know that they have; but the farmers on the poor lands have not got the means; it is from the want of capital; they have not strength scarcely some of them to plough it on the small farms.

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4711. What is the quality of this inferior soil to which you allude?—Very strong clay.

4712. To render that clay productive, the land must be kept dry?—Yes.

4713. Are they as attentive in scouring their ditches and keeping their water furrows open?—No, they have not had the means of doing it, but the landlords are now doing it for them.

4714. The tenants being incapable of doing it, the landlords are expending their capital in doing it for them?—Many of them are doing it now; the lands will not be worth cultivating at all if the ditches are not scoured; in consequence of a want of that, the lands are in a very bad state.

4715. Such is the necessity of its being done, and the inability of the tenant to do it, the landlord is doing it?—Yes.

4716. Not speaking either of your own farm or of any land with respect to which you are confidentially employed as agent, what should you say with respect to the rent for those inferior soils; is the rent reduced to the level of the price of produce?—It is very much; I have made out a statement this morning of a farm I manage, which was let for 1,000 *l.* a year a few years ago.

4717. How many years ago?—I do not know exactly; it is not many years ago; I did not take on the management of the farm till 1826; the rent was then 800 *l.*; before that it had been 1,000 *l.*; in 1827 the rent was reduced further to 750 *l.*; in 1830 it was reduced to 600 *l.*; the disbursements of the first year were 179 *l.* 1 *s.*; that was the land-tax paid for it, the reparations of the buildings and a present from the landlord of 70 *l.*, making 179 *l.* 1 *s.* out of 750 *l.*: the next year was 195 *l.* 9 *s.* 2 *d.* disbursed, and the next 75 *l.* 11 *s.* 2 *d.*, and in the three years I paid for under-ground draining 608 *l.* 18 *s.* 6 $\frac{1}{2}$ *d.* independent of those disbursements.

4718. Had not it been drained before?—Part had, a great many years ago, and part not; whether it was for want of being attended to and the ditches not properly scoured, which is the cause of most drains being filled again or rendered useless, I cannot say.

4719. Do you attribute the necessity for draining it again to the neglect of the tenants?—The tenants were perhaps blameable for not keeping the ditches properly scoured.

4720. After this disbursement on the part of the landlord of 600 *l.* in under-draining, how stands the rent now?—The rent still stands at 600 *l.* a year.

4721. Before the draining was commenced, and when you first undertook the management in 1826, the rent was 800 *l.*?—Yes.

4722. It has been gradually reduced, till, after this outlay on the part of the landlord, the rent stands at 600 *l.*?—Yes.

4723. What is the net rent after the disbursements?—Three hundred and seventy-two pounds.

4724. Under the head of disbursements do you include any sum paid by the landlord in addition to his outlay of capital in draining, or the outgoings on the part of the tenant?—By the terms the disbursements, I mean first, the land-tax, perhaps about 40 *l.* a year, a payment by the tenant, but allowed by the landlord; the reparations of the buildings, such as thatchers', masons' bills and carpenters' bills; the landlord keeps the premises in repair.

4725. The tenant not being bound to keep them in repair?—No; if the tenants are bound, they are very often neglected.

4726. What is the general quality of the soil upon this farm; is there a large proportion of inferior land?—No; it is a very good sheep, corn and dairy farm.

4727. Has the same tenant occupied it?—No; the man who paid 1,000 *l.* a year is dead, the man who had it at 800 *l.* left the farm.

4728. Why did he leave it?—He told me he thought the farm was rather high, and he had seen one in Dorsetshire that he thought was rather cheaper.

4729. He occupied from year to year?—Yes.

4730. How many acres are there in the farm?—Four hundred and seventy-five.

4731. Is it tithe-free?—No, it is subject to both great and small tithes.

4732. What are the proportions of good and bad land upon that farm?—There is very little bad land upon that farm.

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4733. Is it wheat land?—Yes, the whole is wheat land, and the greatest part of it very good barley and turnip land.

4734. Convertible land?—Yes.

4735. Is the produce upon this farm as great now as it was when you first became acquainted with it, in average seasons?—Yes; I think it is better farmed than it was.

4736. A large outlay has been made on the part of the landlord?—Yes.

4737. That will have contributed to the increase of produce?—It certainly has.

4738. Speaking more generally of the district, not confining yourself to any particular farm, but speaking of the circle within your own knowledge, should you say that the produce generally was decreasing or not?—I think it is decreasing, because generally speaking the whole lands in that neighbourhood have been neglected very much through the farmers wanting capital.

4739. Though on the estate with which you are more immediately connected the landlord repairs the premises, that is not general throughout the district, is it?—Yes, it is general.

4740. Are the farm-buildings in as good order as they used to be eight or ten years ago, or generally getting out of repair?—Generally I think the farm-buildings are much the same, being kept in repair by the landlord.

4741. There is no appearance of want of capital on the part of the landlords with you?—Not those I am acquainted with; I think there is on the part of those who have but small estates; they feel the pressure of the times very much.

4742. Is their outlay less upon their estates than heretofore?—I dare say in many instances it is so.

4743. Have many tenants failed within the last eight or ten years?—Yes, a great many.

4744. More particularly within what period?—I cannot say what year particularly.

4745. Has it been more within the last three or four years than the three or four years preceding?—No, I think less; I think the most was about three or four years ago.

4746. Have prices been pretty steady with you of farm produce the last four or five years?—It is lower now than it has been the previous years; the last three or four years it has not varied very much; perhaps wheat has varied 2 s. a bushel in the time.

4747. Since you were a farmer do you recollect its ever having varied so little as it has for the last four or five years?—I think not.

4748. You think the price has been more steady the last four or five years than previously?—Yes.

4749. If those prices should continue permanent, do you think rents, at their present rate, with reference to the estates with which you are connected, can stand?—I think not; because I know that rents, generally speaking, in our neighbourhood, are very much in arrear now. I know many farmers are one and two years rent in arrear at this time.

4750. In those cases has the landlord, where the rent is now in arrear, already submitted to a considerable reduction?—He has; I have known landlords strike out the whole of the arrears and reduce the rents, and still the tenants are in arrear again.

4751. Do you know of that in cases where the men have been industrious and sober?—Yes; one case in point I was well acquainted with; he was between 400 l. and 500 l. in arrear; the landlord struck off the whole of the arrears, and lowered his farm 100 l. a year; it was nearly 500 l. a year before that he struck off 100 l.

4752. How long ago is that?—Four years ago.

4753. How is that man doing now?—He is getting into arrear again, and a very industrious man.

4754. Is he a well-conducted man?—Very well.

4755. After his arrear was struck off and his rent reduced, did his industry diminish?—Not at all; he suffered a loss by sheep, and a loss of stock; I think he told me a little time ago he had lost seven horses in a few weeks, and that he could not account for it; some of them by accident.

4756. Do you ascribe his going into arrear again to those accidental misfortunes, or to any other cause?—To the depression of the times, I think; he has been at a very great expense in manuring his land; he has spared no expense; but he says that the prices of produce are not equal to the expenditure.

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4757. He is a person who, reckoning on land making a return, has always trusted to obtaining a return from a liberal outlay upon it?—Yes.

4758. And he has been disappointed for the last three years?—Yes, and before; for he was in arrears upwards of 400 l.; that was struck off, and his rent reduced; he went on with a great deal of spirit and industry, and now he says that the money he has expended upon the farm he has not had a return for, through the depression of the price of produce.

4759. Is he a skilful and an industrious man?—He is a very good farmer; a very careful, industrious man.

4760. What is the quality of that farm land; is there a large proportion of bad land?—I should suppose about half; a fourth a strong clay, the other a very thin, stony land.

4761. In ordinary seasons what will that clay land of his produce per acre or wheat?—I cannot speak to that accurately, but I should not think more than 16 bushels an acre; I think that would be the full amount.

4762. Is it titheable?—Yes, it is subject to great and small tithes.

4763. Being subject to both great and small tithes, what rent does he pay since his last reduction upon this land producing 16 bushels?—The farm is averaged; he does not pay rent for the clay land distinct from the other; but the clay land is set to him at 10 s. an acre, 12 s. an acre, some at 15 s.

4764. He paying great and small tithes?—Yes.

4765. If present prices continue, do you think he can afford to pay that rent for that land?—No; I do not think he can; he is going back into arrears every day.

4766. Do the tenants employ less labour upon their land than they used?—No, I think they employ every labourer in the parish; there is not one unemployed.

4767. What is the rate of their wages now?—I suppose they average about 8 s. a week; then the farmers find them potatoe ground, and in most of our parishes they have allotments of about 40 perches a man independent of that.

4768. What used to be their wages eight or 10 years ago?—About the same; the shepherd and carter have generally got about 9 s. a week.

4769. Their money-wages are reduced about 1 s. per week, all the other allowances remaining the same?—Yes; and most of the farmers, I cannot say for all, but a great many, supply their labourers with wheat under the market prices besides.

4770. Those allowances have not changed within the last eight or 10 years?—No, I apprehend not.

4771. The reduction in the money-wages is about 1 s. a week?—It was reduced 1 s. a week, but I think it is about the same again now.

4772. What is the condition of the labourer now, considering the price he pays for the articles he consumes, compared with his condition eight or 10 years ago, when he got 1 s. a week more wages?—It is a great deal better.

4773. And the agricultural labourer in Somersetshire is better off than he was?—Yes, I think so.

4774. Is it apparent in his condition that he is better off?—Yes, I think it is; most of them now keep a barrel of cider and a pig besides, which they used not to do; malt liquor is not much used in Somersetshire, on account of the large number of orchards.

4775. They used not to have cider in their cottages?—No.

4776. Have they now pretty generally?—There are exceptions and so there are to wages, because one man deserves more than another; but speaking generally to their wages, I should say from 7 s. to 9 s.

4777. You say generally that their condition is better than it was?—Yes.

4778. Generally you say there are no men out of employ?—No; in the parishes in which I am employed if there is one turned out of work, he comes to me, and I employ him for planting.

4779. That is the charity of the particular landlord; but in parishes where there is no such assistance, what is the condition of the labourer; is he employed all the year round?—In some they are; in the parish of Petherton, where I reside, there is not a man out of employ, unless he is an indolent man.

4780. Have most of them cider in their houses?—Yes; and besides the greatest part, I think, of those men who have from 7 s. to 9 s. a week have three pints of cider a day generally allowed, and in the summer more.

4781. Where do they get the cider?—From their masters; their masters supply them

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them with about three pints in the winter, depending on the quantity made; that has nothing to do with the wages.

4782. Did they use to do so before the duty was taken off?—Yes; they would not work without it.

4783. There is no difference in respect of cider?—No.

4784. You mean to say that at the present time they are more in the habit of having a small cask of cider in their houses than they used to be?—Yes, now they have.

4785. Used they formerly to have their daily allowances from their masters?—Yes.

4786. To what do you attribute the change?—Probably in a great measure to the duty being taken off, and cider being cheaper.

4787. Do not they buy apples and get them ground elsewhere?—Some of them do.

4788. Do not you think that their better wages enable them to do that which they could not before?—No doubt of it.

4789. Do you think the labourer would have been able to buy his cider if the duty had not been taken off?—Probably not; we feel much obliged to the gentleman who proposed it, and those who assisted in taking it off.

4790. Have the poor-rates generally increased?—In the parish where I reside I think there has been no material alteration for the last six years.

4791. Wages are not paid out of the rate by you?—No.

4792. Are cottage rents paid by you out of the rates?—Only for old and infirm people.

4793. Do the labourers hold their cottages directly under the landlord or under the tenant?—In some instances under the tenant, but generally under the landlord.

4794. Are they most comfortable in general holding under the landlord or under the tenant?—They are generally kept in better repair by the landlord.

4795. Do they sit easier when they are under the landlord?—I think so.

4796. Do you think that the having land attached to their cottages is advantageous?—I have no doubt the result will be advantageous, but we have been trying it only for three years.

4797. Is it the practice generally adopted by the farmer?—I am sorry to say not generally.

4798. Do the labourers like it?—Yes.

4799. Do they bestow their leisure time in cultivating this patch of land?—Yes, they generally do.

4800. Where they have done it, has the condition of the labourer been bettered?—Yes, they acknowledge that they are much more comfortable, and much better off, by having those allotments of land.

4801. They pay something in consideration for it?—Yes.

4802. Do they pay punctually, willingly?—Yes, very cheerfully.

4803. In your opinion it is conducive to the comfort of the labourer, and the interest of the landlord, that the labourer should have those patches?—Yes.

4804. As relates to other local rates, is the county-rate increasing with you?—It has been very high; I cannot speak accurately for a year or two past; having received the summons of the Committee only on Thursday, at three o'clock, and leaving the same evening, I have not memorandums with me.

4805. The county-rate is increasing?—I think it is, but it is mixed with the poor-rate; I have heard the observation made.

4806. You cannot mention the period since it began to increase?—I cannot.

4807. The quantity the men have is generally 40 perches?—Where there are only two individuals sometimes not so much, and where the families are larger we have exceeded that.

4808. Has the highway-rate been increasing with you?—The commissioners of the turnpike have taken that entirely off the parishes; the tolls they receive at the gates are quite sufficient to keep the turnpike roads in repair.

4809. The question refers to the parish road?—I do not think there has been any material variation since I have been in the parish.

4810. You used to be assessed formerly to the turnpike road?—Yes, we were.

4811. Now the turnpike funds bear that expense, and you are relieved from that?—Yes.

4812. How are tithes collected with you?—They vary very much; in some instances very high indeed; in others they are tolerably proportioned.

4813. Are

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4813. Are they collected in kind?—In some instances; not in the parish where I live; we are under a composition.

4814. How long has that composition been in effect?—I think it has not been set out in kind for these 10 years.

4815. Has it it not been altered for 10 years?—Yes, but the tithes were set out in kind before that.

4816. When did the present composition first take place?—I suppose we have been under composition generally about eight or 10 years.

4817. Was that a composition for a term, or only from year to year?—Only from year to year.

4818. How much is that composition reduced since you began the money composition?—I think the first was reduced 20 per cent., and since that it has been reduced five; but this is only the vicar's tithe.

4819. You found the clergyman as willing to meet the change of price by the reduction of his demand as the landlord?—Yes, he was, in that instance; but with that reduction the small tithes are much higher than the layman's tithe for the great tithe in the same parish.

4820. Are not the lay tithes compounded for?—Yes; the great tithes belong to two or three persons, and are compounded for in some instances; they have not been much altered for the last 20 years, and now I think they are lower than the vicar's tithes, with his reduction.

4821. How would you like your present composition to be made perpetual; would you and your neighbours be willing to close?—On fair terms.

4822. On your present composition?—No, I had rather take my chance at will.

4823. Varying from year to year?—Yes, much rather.

4824. Notwithstanding this reduction of near 25 per cent.?—I had much rather have it remain as it is than be made perpetual.

4825. If there is a fixed quantity of produce taken as a standard, and there is a general rent every seven or 10 or 20 years, should not you consider it an improvement?—No, I had rather be under a composition at will, from year to year.

4826. Must not that very much interfere with their cultivating the land, and prevent their laying out their capital upon it?—No, not in our parish; our great tithe is not so much as the vicar's tithe; I had rather be under a composition from year to year than have anything of that kind made perpetual.

4827. Whether you have to compound with layman or churchman?—Yes.

4828. Your answer extends to both?—Yes.

4829. You are both a tenant and owner?—Yes.

4830. Does your answer apply in both characters to your preference of a composition to a permanent commutation?—Yes, it does; according to the mode that has been suggested by Lord Althorp.

4831. You are a considerable landed proprietor, besides what you occupy yourself?—Yes.

4832. In those parishes you are acquainted with, where you have been in the habit of placing together those small tenements that have fallen in, and allotting it into farms, what effect has that produced upon the poor-rate?—I cannot speak generally; I can speak of one parish in which the poor-rate has decreased, where many small tenements have fallen into hand, and are now turned into estates.

4833. Has there been any alteration in the cultivation of the soil with regard to cropping since the last year; have there been any alterations with regard to growing hemp in your neighbourhood?—Yes, very great; hemp and flax used to be grown there at a very great profit, and now there is very little done indeed, and that was done entirely to find labour for the poor in the winter; a farmer told me that since the duty was taken off hemp he had lost 40 l. by it; that he had got hemp and seed, but could not get a price for it.

4834. Do you think that is a profitable cultivation for the landlord as well as the tenant?—In some instances it may be to both; but I did not approve of it, for there was no manure left for the succeeding crop; everything was taken off the land; where the land was in a high state of cultivation it might be beneficial.

4835. The great benefit was giving employment to the population in the winter season?—Yes, and it was advantageous to the tenant in the war time, but since the war ceased it has been no advantage at all; and where there used to be 20 acres in one parish there are not two now, and that only to find employment for the poor in the winter season.

4836. How do you employ that population now?—Not to any advantage.

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4837. Have

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4837. Have you any idea of the population which you recollect employed in the cultivation of hemp?—No, I have not.

4838. Is it considerable?—It was very considerable indeed, but now it is so reduced in quantity there is not one acre in ten sown that there used to be.

4839. You have said that the labourers in Somersetshire are pretty well employed?—Yes, they are, generally speaking, in the district I am acquainted with.

4840. Did not you say that land was worse managed than it used to be?—The poor lands; the best lands are managed very much as they were.

4841. Do persons employ as much labour where they are managing their lands worse?—Certainly not.

4842. Then that causes a reduction in the quantity of labour?—Yes.

4843. Then the labourers are not so well employed as where they are better managed?—That is the case where the capital of the farmer is reduced, the labourer is then thrown upon the poor-rate.

4844. Is the poor-rate much increased?—I speak only of particular instances.

4845. Will you speak generally?—I do not think there is much increase; I think they are about the same.

4846. Are men as well employed in the winter as they used to be?—They were employed better last winter than they used to be before, on account of the farmers growing a little more flax and hemp; they found that the labour on the farms was not adequate to the population, and have been sowing therefore flax and hemp, in order to produce more labour.

4847. Under ordinary circumstances the last five years, do you think there is as much employment as there was 15 years ago?—No, there was not a labourer to be got scarcely then.

4848. Do you consider that a higher price was paid for their labour in consequence of greater demand?—No, but the farmers then had plenty of capital to employ their labourers; they did not call upon their landlords then to relieve their rents.

4849. Do you think the landlord was better or worse off then than now?—I think the landlord was better off then.

4850. The labourer is generally well off in the county of Somerset?—Better than in some other counties.

4851. Can you give any reason for that?—I do not know that I can; they have been always very much indulged by their masters in having potato ground; that was always the case; every master manured what he considered a sufficient quantity of ground for his labourer frequently, and charged him a low rent.

4852. Has it not been the habit in Somersetshire for the farmer to allow his labourer a certain quantity of wheat under market price?—Yes, generally speaking, it has.

4853. When the farmer allows a certain quantity of corn to his labourer, the condition of the labourer, so long as he is employed, cannot be much affected by the rise or fall of prices?—Yes, because, although the farmer supplies the labourer at a reduced rate, he is still paying less than the best is sold at the market.

4854. Are coals dear or cheap in your district?—In our district we get them about 12 *d.* to 14 *d.* a cwt. delivered; that is, Welsh coal.

4855. Are not there coal mines in Somersetshire?—Yes, but those would cost more.

4856. You do not use the county coal?—Not generally in our neighbourhood; the labourers use the Welsh coal on account of their coming cheaper; they get them from Bridgwater.

4857. What is the price of Somersetshire coal at the pit?—Seven-pence a cwt.

4858. You state that the tenants have become destitute of capital; can you assign the cause?—I suppose their want of remunerating price for their produce.

4859. You state that a great many of them are in arrear?—Yes.

4860. Suppose the landlords were to be hard-hearted and to call in those arrears, what would be the condition of the tenants?—They would half of them come upon the poor-rate I believe.

4861. Do you suppose they went on to their farms with capital?—A great many were on the farms before I knew them.

4862. Are there many yeomanry in Somersetshire?—Yes.

4863. Men owning land of their own from 50 to 300 acres?—Yes.

4864. Are there as many of those yeomanry now as there were 15 years ago?—No, there are a few of them gone; they were obliged to go.

4865. What

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4865. What has been the cause of their going?—Of course the depression of produce; they purchased land at a very high rate, in some instances probably they bought an estate of 20,000 *l.* and borrowed 10,000 *l.* to pay for it, and since the depression of produce the land has not been worth more than the money borrowed; the mortgagees came in to take possession, and they have been obliged to give up the land.

4866. Then there the man has lost his original 10,000 *l.*?—Yes; but I do not confine myself to that sum.

4867. Are you in the neighbourhood of any considerable market town?—Yes, in the neighbourhood of Yeovil.

4868. Did you ever hear the tradesmen talk of their custom now compared with what it was 10 or 15 years ago?—No; but I do not see but the tradesmen are in a more flourishing state than the farmers in that neighbourhood.

4869. If corn were to go down to 50 *s.*, would much of the land go out of cultivation?—Not the good land, I think, but the poor lands I have no doubt would go out of cultivation.

4870. Can you state the average produce per acre?—It is impossible to strike an average, it varies so much.

4871. You state that the tradesmen have not suffered so much as the agriculturists; is Yeovil dependent on the neighbourhood, or is there any trade carried on there?—The glove trade is very flourishing.

4872. When land is to be let in your neighbourhood, do you find a considerable competition among the farmers to take the land?—Not so much now as formerly.

4873. Is it the custom of the country to let on lease?—No, they are chiefly tenants at will.

4874. Used there to be leases?—Not generally; it was sometimes the case.

4875. How does land sell in Somersetshire?—Land in the parish I live in used to be sold at 120 *l.* an acre; if now put to auction, it would not fetch more than 70 *l.*, from 60 *l.* to 70 *l.*; that I know to be the fact.

4876. That is in consequence of some artificial value; being in the neighbourhood of a town, perhaps?—In our parish there used to be a vast deal of money made by farmers, by growing flax in the war times.

4877. Speaking of the average land, that which let for 25 *s.* an acre?—That is now sold round us for 28 years' purchase.

4878. What used it to sell at?—The years' purchase used not to be above 30, but then the rent was higher.

4879. Is the 28 years' purchase at the reduced rent?—Yes.

4880. Do you think any land that would not grow flax has sunk in the same proportion as that which did grow flax?—More.

4881. Did you know those tradesmen, of whom you speak, in the war time?—No.

4882. What sum do you pay for composition for great tithe?—It varies in certain parts of the parish.

4883. Is that all under the same proprietor?—No, under different proprietors; there are several proprietors.

4884. What do you think 8 *s.* an acre is on the pound?—About 4 *s.*; the arable lands there are worth about 40 *s.*

4885. One-fifth of the rent?—Yes.

4886. Are you to be understood to say, that you consider the great tithes reasonable in your parish?—I said I thought they were quite as reasonable or more than the small tithes.

4887. Can you state what the small tithes are?—I cannot say exactly by the acre without some calculation. I know what I pay myself in a gross sum.

4888. You say you should be very unwilling to commute upon those terms; you conceive that the tithes are in both cases high?—I should have no objection to commute on fair terms, but not upon the principle of Lord Althorp's bill.

4889. Will you explain what you mean by fair terms?—I should require some time to consider before I defined that; there is the church-rate, for instance; I think the clergyman ought to take that upon himself.

4890. Why do you think that?—I think he gets all the sweets, and that he ought to take his share of the sour with it.

4891. Did not you receive your estate subject to that?—Yes, of course.

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4892. Do not you think the lay proprietor of tithes also is bound to contribute a little to those church repairs?—I consider his held by quite a different tenure.

4893. You said there were some lands in the neighbourhood of Yeovil where, even at the reduced rent at which they were now put, the farmer was losing money daily?—I believe it.

4894. Did not that in part proceed from the want of capital in the farmer occupying the land?—No, I think not.

4895. Did not they for three or four years lose a great deal of stock by rot?—Yes, they did in some instances; the landlords were very kind, and made them very liberal allowances.

4896. Did not they three or four years ago lose a great deal of stock in that county?—Yes.

4897. Were not the farmers then in more reduced circumstances than they had been before?—I have no doubt they were.

4898. Do you think they have been enabled to replace the stock they so lost?—In some instances they have; their landlords came forward very handsomely, and contributed nearly to the amount they lost.

4899. Do not you think that even taking fair average land, and supposing land to be fairly let, and the farmer perfectly solvent, he is able to make as good a profit of his farm as he could 15 years ago?—No, I think not.

4900. You state that the poor in Somersetshire are in rather a better state than they were some time ago?—I think they are.

4901. Do you remember Somersetshire 15 or 20 years ago?—Not to know any thing of trade; I knew the county.

4902. Do you think that within the last 15 or 20 years more of the females of the agricultural poor are employed in glove-making than were 15 or 20 years ago?—Yes, I think they are.

4903. Has the trade gone into the parishes in the neighbourhood of Ilchester?—Seven or eight miles round Yeovil.

4904. Would that in part account for the more prosperous state of the poor in that county?—No, I do not think that will affect it much; for before that the females were employed upon the farms.

4905. Do not you think that the glove-making is a more profitable labour?—They like it better, because they are not confined.

4906. Do you consider the gloving trade to have been a prosperous trade the last few years?—I believe it is considered so.

4907. You think that a great many of the farmers, if their arrears were called up, must go upon the poor's-rates?—I am persuaded many in that district must.

4908. You speak of the farmer of ordinary industry and prudence?—Yes.

4909. Do you speak of those who have an adequate capital for their farms?—Yes.

4910. The falling price of produce has entirely confiscated those men?—Yes.

4911. You suppose the persons who borrowed part of the money to purchase land, have lost, in many instances, all they were worth, and have not been able to do more than pay the mortgage?—Yes.

4912. The labouring poor you think are in a better condition than in dear times?—Yes.

4913. The farmers were in a good condition in dear times?—Yes.

4914. Do you think the present wages of labourers are paid out of the capital of the farmer a good deal?—Yes, they must be.

4915. Do you think those wages will be continued if the price of agricultural produce comes down?—I do not see how they can.

4916. You stated that in 1831 there was some plantation carried on in consequence of the surplus of labour at that time?—Yes.

4917. There was a surplus of labour noticeable at that time?—There was.

4918. Was that in your own parish?—It was under my superintendence; about six or seven miles from my own parish.

4919. Do you think there is a surplus of labour now in that parish?—Those were not the labourers of one parish; but the gentleman I am employed for has many parishes adjoining each other, and if there were any labourers out of employ in either of those parishes, they were set to work planting.

4920. If this gentleman did not exist, would not those labourers being thrown out of employment have tended to increase the poor-rate?—Yes; perhaps the farmers would have employed them more themselves if they had not found employment in that way.

4921. It

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4921. It would have been to a loss if they had employed them?—Certainly.
4922. From how many parishes did you take those poor people to be employed?—Three.
4923. What was the average each year?—That was only a few months in the winter; perhaps we had as many as 30 just for a few months, then perhaps some of the men would get employment.
4924. Would you take seven or eight for each parish?—Not for half the winter.
4925. When wheat was 12 s. a bushel, at what rate did the farmers supply their men with it?—Seven shillings a bushel, I believe; but it is a long while ago.
4926. A mere statement of the wages per week, at different periods, would not show a comparative view of the condition of the labourer?—No.
4927. Have you heard within the last few years of any particular periods when the glove trade has been a good deal depressed and in distress?—I have heard it named, but it was for a very short time; it was flourishing again generally in a few weeks.
4928. Have you heard of periods when the labourer could not get employment in it?—Yes, I have heard that they had not a full supply only for a short time.
4929. Are you so well acquainted with the glove trade as to be able to judge whether it is a prosperous trade generally?—I cannot speak particularly.
4930. How far do you reside from Yeovil?—Seven miles.
4931. Is not the glove trade carried on in the country round?—No; there are some gloving masters set up in other places around, but the glovers in Yeovil send their work for seven or eight miles round.
4932. Are the money wages of labourers reduced from what they were six or seven years ago?—No, I do not think there is very much difference within that time.
4933. Do you think the farmers are able to afford the same wages as they paid six or seven years ago?—No, their capital is much reduced since that.
4934. How are they paying their wages now?—Out of their capital.
4935. Can that state of things go on?—Not long, I think.
4936. The present condition of the labourer rests on no solid ground?—I think not.
4937. You were understood to say that supposing wheat at 50 s. a quarter, there is a great deal of inferior land which will go out of cultivation?—I think so.
4938. Is that old arable land, or lately brought into cultivation?—Land that had been tilled previously.
4939. Was not that land tilled when wheat was 50 s. a quarter?—Part of it.
4940. Why should not it be cultivated now?—The farmers at that time had more capital and more stock; they were hoping and trusting that things would be better, and they did not like to have the estate nor any part of it given up.
4941. The farmers were at all times men of small capital, were they not?—Oh no.
4942. Were they not previous to the high prices of the war?—I cannot say; I do not recollect them then.
4943. Had not those lands been cultivated for centuries?—That I cannot answer.
4944. Are there any local charges which bear upon the land now that did not bear heretofore, that will account for the necessity of its going out of cultivation?—Yes, for tithes; if it were cultivated, it would be at such an expense to get manure in it, and then the parson would come and take away a tenth part, and the farmers have determined to throw it up.
4945. Was not the parson entitled to a tenth part formerly?—Yes.
4946. Does he exact that with more rigour now than he did?—I cannot say that is the reason; but the expense of raising the crop on the poor land (exclusive of the rent) would amount to as much as the value of the produce; the tithe being then taken is a positive loss to the cultivator.
4947. What other charge is there bearing upon it that did not at that time?—I cannot say.
4948. Are the poor-rates higher?—Yes, I dare say they are something higher.
4949. The county-rates, you state, are a great deal higher?—Yes, I think they are.
4950. You are now comparing this period with the period before the war; are the poor-rates higher than they were before 1792?—I have no doubt of it; but it is impossible for me to state precisely.

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4951. You know that the county-rates are much increased?—I know they have been increased a few years ago, but I cannot state the particular date; since that they decreased, and now they have been increasing again.

4952. Have they increased beyond what they were three or four years ago?—I cannot say with precision.

4953. If the charges are increasing, to what do you attribute its being unprofitable to cultivate that land, when it was profitable to cultivate it in former times, when wheat was at the same price?—The farmer's capital was not then all exhausted, and he was hoping for better times and willing to cultivate as long as he was able.

4954. Do you remember the year 1790?—No, I do not.

4955. You do not know anything of the state of agriculture at that period?—No.

4956. Do you believe the fact to be that a great deal of land can be cultivated only at a loss, if wheat is at 50 s. a quarter?—Yes.

4957. Speaking of the farmers, not in your particular parish, but the district round, as far as your observation extends, is there the same quantity of stock of grain kept in the hands of the farmer as was kept 20 years ago?—No, they are obliged now to sell immediately after the harvest.

4958. Is the diminution striking and considerable compared with what it was in the good time of farming?—Yes; when the times were high the stack-yards used to be all full, now the barns are empty.

4959. Is the stock of cattle on farms as great as it used to be in your district?—In some instances it is, and in many instances it is not.

4960. Is there as great a number of sheep in that part of England as there ought to be?—Not half so many as there ought to be.

4961. For the proper cultivation of the land there ought to be many more?—Yes.

4962. To what is that attributable?—Because the farmers lost their sheep, some the whole. I know one or two instances where a farmer bought in a stock of sheep and lost them the second time.

4963. In the good times of farming if that happened, would the farmers have replaced their stock of sheep and cattle?—No doubt they would.

4964. Their poverty has prevented their doing so?—I have no doubt of it.

4965. Is there the same quantity of horned cattle and of horses and common implements of agriculture as there used to be?—No.

4966. They are diminished?—Yes, they are.

4967. Are the buildings kept up as well as they used to be?—I see but little difference there.

4968. Is there a select vestry in your parish?—Yes.

4969. Has any improvement taken place in the management of your poor-rates?—I think not.

4970. Are there many lifehold properties round you?—A great many.

4971. Are they small or large?—Generally small.

4972. Do you think they have suffered as much as others?—Yes, I think so; a great many have fallen in, and in many instances we could not recover the dilapidations, nor the heriots.

4973. Is it not the custom with the landlords in Somersetshire to run out the leases?—Yes.

4974. Do not you think that that is attributable in many instances to the indisposition of the tenants to lay out money?—No, I think that the tenant could not in many instances have paid the fines for the renewals.

4975. Do not you think that the dilapidated state of those properties is partly attributable to that indisposition on the part of the tenant to lay out money on another man's land?—No, for a great many tenants built extensively on leasehold property some years ago; that has not been the case of late.

4976. Do you think there was a few years ago a disposition on the part of the landlords to refuse to renew?—Yes; in many instances the renewals have been suspended these 20 or 30 years.

4977. Since the commencement of the system of not renewing, have you witnessed cases where the tenants have still laid out money on the farms?—Yes, to a considerable extent.

4978. Is that in general the case?—No, not generally, that would depend on the means of the tenant; these leaseholds being so small, after the pressure came, they

they were not able to stand it, and where the leaseholds fell into hand we could not recover the dilapidations.

4979. There is a great deal of grass land of the best quality in Somersetshire; old hay land?—Yes.

4980. Has a great deal of that land been broken up within the last five or six years?—No, not to my knowledge.

4981. Has the price of meat kept up pretty steadily in Somersetshire?—Mutton has been very high.

4982. Has beef kept up?—Yes; it has been selling at a great deal higher rate than corn.

4983. Have you observed, the last four or five years, that at a proportionate rate the price of meat has been higher than that of corn?—Yes, I think it has, for three or four years past.

4984. Is there a good demand for fat stock?—Yes, a steady, good demand.

4985. What prices does meat fetch in your county?—Beef from 8s. to 9s. a score of 20 lbs.; mutton as high I suppose as from 6d. to 6½d. a lb.

4986. Is this price pretty steady?—Yes; mutton has not been lower for these three years past.

4987. Has beef kept up to 9s. a score?—Yes, the best beef.

4988. You perceive no falling off in the demand for fat stock in your neighbourhood?—No, we find the demand very good.

4989. Is it increasing?—No, I think about the same.

4990. Is the condition of the grazing farmer, whose farm principally consists of rich grass lands, of which there are some in Somersetshire, falling off?—I do not think they have suffered so much as the corn farmers.

4991. Has the reduction of rent been as great proportionably on grass as on arable land?—I think the reduction has been greater on the corn land than the rich grass land.

4992. The Committee are to understand, that the reduction of rent on grass land has not been so great, and the loss to the tenant has been less?—I think they have not suffered so much as the arable farmers, on account of their land being managed with much less labour and expense.

4993. And that the reduction of rent has not been so great?—There is very little of that comes under my knowledge; I cannot speak accurately to that.

4994. On an arable farm, where you say the burthens are increasing, and where the rate of wages cannot be maintained by the price of produce where those farms are unoccupied, is there any difficulty now in letting them in Somersetshire?—They are let at a reduced rent; there is an instance has happened in a farm within my knowledge where a seizure has taken place; the man's stock has been sold; the farm is now held at considerable reduction; it lay on hand for some time before it was taken, even at a reduced rent.

4995. Is the man who has taken it a man of capital?—I cannot say; he is living on another farm near, and I suppose he thinks he can save the housekeeping, and make out between the two.

4996. As land, not of superior quality, comes into the market to be let, if the rent be suited to the prices, is there difficulty in obtaining a tenant of capital in Somersetshire?—I cannot say as to capital; there are few people now that have capital, and those that have it, take great care how they shall employ it; there are applications enough, but they are men of straw, I think, in many instances.

4997. Are the Committee to understand that in Somersetshire, at the present time, there is an unwillingness on the part of men with capital to take land, even at reduced rents?—There are tenants to be found for the land, but the rents must be much reduced.

4998. If the rent was reduced at the present crisis, do you say that none but men of capital will take land under those circumstances?—No, I do not say that; but if they are men of capital, they will have the farms on their own terms, or not at all.

4999. Are those rents out of proportion at the present prices?—I cannot say; but they are much lower than lands have been let heretofore.

5000. They were not out of proportion when prices were higher?—No.

5001. Is the rent that a man would give for land out of proportion to the price of produce now?—I do not know that it is.

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5002. What do you consider a fair rent for the best grazing land in Somersetshire?—I cannot say; that is land I have never had any to let.

5003. Take the case of your best arable land?—Forty shillings, the second 1 l., the third I know a great deal let from 10 s. to 12 s. an acre, making in each case proper deductions.

5004. Is that answer given with reference to lands titheable or tithe-free?—Titheable.

5005. Do you refer to the present prices or the prices which have obtained for some years past?—The very best land can be now let for 40 s. an acre, but that is of very superior quality, very easily managed; two horses will do more to manage that land than six on very heavy lands.

5006. The Committee are to understand that, at present prices, men of capital will be found to take land of this first quality in Somersetshire at 40 s. an acre, and to pay tithe?—Yes, I think they may, but there are deductions to be made; we deduct the poor-rates, and the highway-rates, and church-rates; I do not mean to say that is net.

5007. At the present prices, and at the present moment, you state that a tenant could be found to take the land of the best quality at 40 s.; at the present moment, and at present prices, what can be obtained from respectable men for land of the second quality?—I think tenants may be found for the second at 1 l. an acre, but on consideration I think I am going a little too high with it.

5008. Do you wish to correct the first rate?—Yes, I do; I think it is too high.

5009. When you are stating this to be the value of land, you mean that deductions should be made for the parochial burthens afterwards?—Yes.

5010. But you do not deduct the tithe?—No.

5011. For instance land-tax, poor-rate, highway-rate and church-rate would be deducted from that gross rent you have been speaking of?—Yes.

5012. What did you take as the present price of wheat; 53 s., which is the present average, or that which has obtained for the last four or five years, and which is considerably above 60 s.?—Sixty shillings certainly.

5013. How often would that land bear wheat?—Every three years.

5014. The question as to the amount of rent has reference to the price of wheat at 60 s. a quarter?—Yes.

5015. Then must the calculations on which the farmers have taken land the last five or six years have proved fallacious, and involved the farmers in loss?—Yes.

5016. That has made them, you think, very careful now as to taking land?—Yes, men of capital are very careful how they shall employ it.

5017. Do you find it difficult to make a calculation at what rate a tenant of capital could safely take land with the hope of improving his condition?—I think it very difficult.

5018. Rents have not fallen so fast as prices?—They have not.

5019. Is it not the interest of the landowners in general to fix a fair rent upon the land, such as their tenants can live by?—In our neighbourhood they have been reducing the rents for several years past, but still the produce keeps decreasing in value.

5020. Why have not the landlords made a reduction in proportion, and as soon as prices fell?—They have in many instances, but not in all.

5021. What prevented their doing it if it is their interest?—I cannot say.

5022. Should you say they have been always well-informed as to the condition of their tenant, and his capacity to pay?—I cannot say.

5023. Have you had in your district any disturbances or fires?—No.

5024. You say there is great difficulty in getting men of capital to take land now?—Yes.

5025. From what class of men are the tenants generally taken?—Men with capital enough to stock a farm.

5026. Are they sons of farmers and yeomen?—Some are and some are not.

5027. Do you think there are many of that class left from which tenants were usually taken that had capital?—I fear not.

5028. It is not from the indisposition of the men to take land with capital, but there is a deficiency of the class of men generally going on farms that had capital?—Quite so.

5029. Have people emigrated from your part of Somersetshire?—Some from the parish I live in.

5030. A good number?—Yes, two or three families carried away a good many hundred

hundred pounds; they found their capital was wasting, and sold all they had and left.

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5031. Was that from an apprehension of losing all they had?—I heard one of them say it was of no use staying any longer, that they should sell all they had and leave.

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5032. Where are they gone to?—One is gone to Upper Canada, and the other I believe to the United States.

5033. They took money with them?—Yes, they did.

5034. Have any labourers emigrated from your part of the kingdom?—Only one or two from our neighbourhood, which those families took with them.

5035. You stated that there was a demand for cattle continued now; will not a scarcity of cattle always cause a demand for it?—Certainly it will.

5036. The scarcity of sheep from rot causes the rise of cattle as well as of sheep, and that scarcity will continue the demand?—Yes, of course.

5037. Do you think the demand would have been so great but for that?—No, for persons who would have eaten mutton have eaten beef.

5038. That has created a demand for grass land?—Yes.

5039. Where the tenant is in a distressed condition, has not he generally a desire to break up grass land?—That very often happens.

5040. If he were in a distressed condition, and he came in the way of dearness of stock, and his grass land was rendered more valuable on that account, that would prevent his breaking up his grass land?—That is a matter that has never come under my consideration.

5041. There has not been much pasture in your district broken up for corn?—No.

5042. Have the people run the land hard in consequence of their poverty?—In some instances they have, too hard.

5043. Would the land with which you are particularly acquainted produce grass profitably, if it were laid down?—Some of it would.

5044. Any great portion?—The sandy land.

5045. You stated a difference in the condition of one class of farmers and another; are they better off on the dried soil?—It depends upon the soil; some of the best grazing land is very productive.

5046. Has not the rot chiefly taken place on that land?—It took place on almost all farms; in some where there was never a loss of sheep known before.

5047. Do you find the tenants of the uplands are better off than the others?—I cannot say.

5048. Have the farmers reduced their mode of living with their reduced circumstances?—Very much indeed.

5049. When you speak of 30 labourers having been out of employ in three parishes, do you suppose they would be out of employ if prices were better?—Not a man of them.

5050. Do the farmers of Somersetshire complain very much of the importations of Irish cattle?—I have heard them complain.

5051. Did they complain as much last year as they had previously?—I do not know that I have heard it named of late.

5052. Has a smaller quantity of Irish cattle been imported into Somersetshire the last year than in former years?—I cannot say; I am just on the borders of Dorsetshire; I am 40 miles from Bristol. I have understood they are brought in very large quantities.

5053. In the agriculture of your part of the country do they buy Irish beasts to graze?—In very few instances.

5054. If there was a deficiency of quantity of sheep in the country, the price of cattle would rise on account of that deficiency for the quantity of cattle that remained?—Yes, certainly; because the people must have recourse to beef.

5055. You state the farmers have reduced the scale of their living; have the labourers reduced theirs?—I do not think they have.

5056. Do they eat more meat than they did?—I think they do.

5057. To what extent?—I cannot say; formerly if they got a pig they used to sell it to pay their rent, now they feed and kill it.

5058. How often will a farm labourer in full employ in Somersetshire eat meat in the course of the week?—Nearly every day, I should suppose, the best labourers.

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5059. What kind of meat?—Generally bacon, and when they go to market they buy coarse pieces of beef in the evening.

5060. Do they not in the course of the week get some beef or mutton?—I think they generally get some beef.

5061. Used they formerly to have some meat in the course of the week?—No; I think the labourers have had much more meat latterly than they used to do.

5062. You think that though the farmers have suffered by alteration of prices the labourers are better off?—Yes.

5063. You state that this state of things is not likely to continue because the labourers are paid out of the capital of the tenant?—I do not see how it is to continue, for if the farmers were called upon to pay up their arrears of rent, tithes and taxes, they would not have a shilling left.

5064. Supposing the wages of labour not reduced, but that the rent were reduced, would not the farmer be better able to pay his way, the outgoings being more correspondent with the price of produce?—Yes, but the reduction must be very great.

5065. Taking, for example, a period of 20 or 30 years, do you think it a natural state of things that the labourer should be well off when the farmer is in a bad state?—I suppose not.

5066. Is it not the case, generally speaking, that where the farmer is well off the labourer is well off?—No, I can recollect to the contrary myself; when things were very high the labourers were not so well off as they are now.

5067. To what period do you allude?—In the war time.

5068. Was not there a greater demand for their labour at that time?—Much greater.

5069. Can you state what their wages were at that time?—I do not know that I could correctly.

5070. Have you any doubt of the fact that though their wages were nominally higher than they are now, their condition now is better than it was then?—Much better.

5071. Is your knowledge of the situation of things during high prices in the war sufficiently accurate also to enable you to speak to the condition of the labourer then and now?—Yes, I can recollect when the labourer ate barley cake without meat or cheese. I was then quite young, living with my father, but I recollect seeing the men come.

5072. How old are you now?—Forty-four, and upwards.

5073. How old were you when you recollect living with your father, the labourers eating barley cake without cheese and without meat?—I was quite old enough perfectly to recollect that.

5074. Were you eight or ten years old?—Yes.

5075. At that time were the poor-rates lower or higher than they are now?—I cannot state.

5076. Did they drink cider at this early period?—Yes, the labourers in Somersetshire always have had cider from their masters.

5077. At the early period that you speak of was that the case?—I do not recollect that.

5078. Had they their barrels of cider then as they have now in their cottages?—No, certainly not.

5079. The period that you speak of is preceding the high prices which followed during the war?—The time that I was speaking of was when I was a boy, living at home with my father, and men used to come with a piece of barley cake to work, without meat or cheese with it.

5080. Would that be 30 or 35 years since?—I cannot go back to the precise date.

5081. It was as long as you remember?—Yes.

5082. After that there was a considerable period of high prices?—This was the time of high prices that I am speaking of; I recollect one instance of seeing at my father's a load of barley sold at 50 l.

5083. Do you mean that you were eight or ten years old when you saw the labourers eating barley cake?—I cannot say to a year or two; but I recollect I was with my father.

5084. Were you more than 12 years old?—I cannot state.

5085. You have stated that the generality of the labourers in Somersetshire have meat every day; are you speaking of the single men, or are you speaking of a man with a wife and two children?—The greatest part of the best labourers have meat every day.

5086. Those

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5086. Those who are earning 8 s. a week?—Yes.

5087. What price do they pay for their meat?—They generally go to market in the evening of the market, and buy up the coarse pieces of meat.

5088. At how much a pound?—Probably 3 d. a pound; the legs and stickings, and so on.

5089. Do you conceive that meat at 3 d. a pound with a man earning 8 s. a week, can give a man, his wife, and two children meat every day?—They get the potatoes and all the vegetables very cheap, the farmers letting them land at a low rent; the vegetables cost a mere nothing.

5090. And their cider?—They have cider; the labourers now have all the winter two or three pints of cider a day; in summer I cannot say what they have.

5091. Do you think that that has been a custom lately introduced into Somersetshire, of giving cider?—No, it is an old custom.

5092. Is it not the custom in Somersetshire for the farmers to give higher wages if they give no cider?—Yes; but they will not get the labourers to work.

5093. Are there not farmers who have no orchards?—Yes; they must give 1 s. or 1 s. 6 d. a week more, and now in summer time they would not find the men to do the work at all without liquor, and therefore they buy cider.

5094. Are not very often the wages proportioned to the quantity of cider that a farmer will give?—No, it is such an old custom that it is not very often taken into consideration.

5095. The best land you said was worth 40 s.; what do you suppose that best land in Somersetshire produced per acre, what number of bushels on the average?—That would depend entirely on the management and season.

5096. If the land were well managed?—Probably from 25 to 30 bushels an acre.

5097. How often will that land that will produce 30 bushels an acre bear wheat?—Every three years.

5098. What are the intermediate crops?—Various; turnips, beans, &c.

5099. Will not this land produce, and is it not the custom in Somersetshire, in managing land in this way, to have wheat, oats, and beans?—No, we never sow oats upon the best land; generally wheat, barley, or beans; but there is no regular system for managing that; it is not like the Dorsetshire farms, where they get four or five fields; it is managed quite differently.

5100. Is there any year, in the course of those three years, when that land produces nothing to the farmer?—No, there is not.

5101. You have stated that there was a greater demand for labour during the war, and yet that the labourers were not so well off; is it a common thing that the price of labour should decrease when there is a great demand for it?—It is so now; the labourer's 7 s. a week now is as good as 14 s. would have been then.

5102. Is it now the habit of labourers to go to find a master?—It is.

5103. Was that the habit of the labourer during the war?—Quite the reverse; the master was obliged to hunt for labourers.

5104. Do you think that the labourer is better off when he is looking for the master than when the master is looking for him?—Certainly he is; I say that he is better off than he was then, and that is the case; the labourers now are hunting for a master and formerly the master used to be hunting for the labourer.

5105. Was not the farmer hunting for labourers on account of the scarcity of workmen?—Yes.

5106. Are not labourers better paid when there is a scarcity of workmen?—Yes.

5107. Did the price of labour at that period rise in proportion to the rise of provisions?—No, not at all.

5108. If wages were as low now as the profits of the farmer are, would the labourers now be as well off as they were in the war time?—They would be in a state of starvation.

5109. Can you tell when the time was that the habits of the Somersetshire labourer began to change, when he left off the barley bread and began to feed on wheaten flour?—I cannot recollect the date; I was living at that time in Dorsetshire with my father.

5110. When was the time when you yourself gave the labourer corn at 7 s. a bushel, the price being 12 s.?—I cannot say the date of years without reference to my books.

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5111. That was a period of high prices?—Certainly it was.
5112. The labourers did not then eat barley bread, did they?—I cannot speak accurately to the point, but probably at 12 s. a bushel the labourer was not eating barley bread.
5113. He was living upon a better description of food?—Yes.
5114. The Committee may collect from your evidence that the labourers are better off now than they were before, from whatever cause arising?—Certainly.

Martis, 11^o die Junii, 1833.

THE RIGHT HON. SIR JAMES GRAHAM, BART.

IN THE CHAIR.

Mr. John Neve, called in; and Examined.

Mr. John Neve.
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5115. YOU live at Tenterden, and act as a land agent?—Yes.
5116. To what extent?—To the extent of 15,000 l. a year.
5117. Do you occupy land of your own?—Not much of my own, some of my own and some I hire.
5118. With what part of the county of Kent are you particularly acquainted?—Chiefly the Weald of Kent.
5119. What do you consider generally to be the state of the farmers in the Weald of Kent?—Very bad in general.
5120. Is it worse than it was 10 years ago?—Much worse.
5121. Has it been gradually getting worse?—Yes.
5122. Are there any symptoms of improvement?—In the state of the farmers themselves I see no symptom of improvement; I think they are getting rather worse.
5123. What is the general state of the lands?—The land is not going out of cultivation, but it is deteriorating very considerably.
5124. Is it considerably worse than it was 10 or 15 years ago?—I think it is.
5125. What is the general quality of the land in that part?—Wet, very much; a clay soil.
5126. Are the farms large, generally, or small?—I think small in general, from 100 to 200 acres, some less than 200.
5127. Do you find greater difficulty than you did in getting tenants for land?—Yes.
5128. Have you any farms vacant?—We have not any on hand, but we have been obliged to find persons money to take farms in many instances; we have lent a person 200 l. to assist him in taking a farm, for which he has paid four per cent.
5129. You mean that the landlord has advanced money to the tenant to enable him to take the land?—Yes.
5130. Is the rent high or low?—I should think it was a fair rent now.
5131. The rents which have come under your observation are fair rents?—Yes, if the landlord is to receive anything for his land.
5132. Has there been a reduction proportioned to the reduction of corn?—I think so.
5133. What rent does land bear in Kent?—From 10 s. to 12 s. an acre.
5134. You refer to land which is titheable?—Yes, it is all titheable.
5135. What quantity of wheat will that land produce?—I think not more than two quarters.
5136. Which lets for 10 s. or 12 s. an acre?—Yes; I speak of the average; I let some so low as 7 s., others possibly up to 15 s. or 16 s.
5137. What would be the average produce of such land?—Perhaps I should begin at two quarters an acre for land let at 6 s. or 7 s. an acre, three sacks or two quarters.
5138. What would be your calculation as to the market price of wheat?—Fifty shillings.
5139. Land producing two quarters of wheat, or something less, wheat selling at 50 s., you estimate as worth not above 7 s. an acre?—Just so.
5140. You have let land at that rent?—Yes.

5141. Has

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5141. Has that land deteriorated so as to produce a less quantity than it did 20 years ago?—Certainly.

5142. What would it produce 20 years ago?—About two quarters and a half.

5143. What would it let for then?—About 1*l*.

5144. How has it happened that the land has got into so much worse state of cultivation?—From the poverty of the tenants.

5145. They are not able to expend capital upon it?—No, that is the fact.

5146. What caused that on the part of the tenants?—The low price of corn, in my opinion.

5147. What was the price of corn when this land let at 20*s*. an acre?—About 5*l*. a quarter.

5148. You have a good deal of hop land?—Yes, a great deal in the Weald of Kent; I should think about 5 to 10 per cent. on the holding of the farmer.

5149. Have the poor-rates increased, or are they stationary?—In the best managed parishes they are about stationary, but in the worst they are increasing.

5150. What is the poor-rate per pound in your district?—I should think it would average about 8*s*. or 10*s*. in the pound, or about two-thirds of the rent; in some instances higher.

5151. Does it exceed the amount of the rent in any instances?—No.

5152. You think the poor-rates are in some instances stationary, and in other instances they have increased very much?—Yes.

5153. You find that there is a great difference where the parishes are differently managed?—Yes.

5154. Are the parishes well or ill managed?—I should say very badly managed.

5155. Can you account for the difference?—A good deal arises from the jealousies of the farmers; they do not meet as friends; there are two parties in many parishes, and there is mismanagement in many instances.

5156. What is the situation of the labourers?—I think the situation of the labourer in our part of the county, where he is in regular employ, is as good as ever I have known it.

5157. Have you had any disturbances or burnings in your part of the country?—Not much.

5158. Less there than in some other parts?—Yes.

5159. What may be the rate of wages?—From 2*s*. to 2*s*. 3*d*. a day.

5160. Has that been the case for some time past?—That has been the case for the last two years.

5161. Do you think the farmer is in the situation to pay that rate of wages, according to the price of corn?—No, certainly not.

5162. Do you think the capital of the farmer is diminishing?—Very much.

5163. You state the situation of the farmer to be worse than it was; what is the habit in life of the farmer in your part of the country?—I think the habits of life of the farmer in our part of the country are close and frugal, generally speaking; most of the farmers are living in their own kitchens with the servants.

5164. Did that used to be the case some time back?—That has been the case ever since I remember them.

5165. In many instances, the Committee are informed, farmers have lived beyond their station in life?—That has been the case, but not generally; I think that luxury has made as little inroad into the Weald of Kent as into any place.

5166. At present they are not living beyond their station?—No, certainly not.

5167. Their habits, generally speaking, are those of frugality?—Certainly, as economical as possible.

5168. As far as personal expense is concerned, there is no impropriety?—No.

5169. Farmers of what extent do you speak to?—From 60 up to 200 acres.

5170. The lands are all titheable?—Yes; there is a modus over a great part of the Weald of Kent for the small tithes.

5171. Are you generally agreed in respect of the question of tithe?—We agree tolerably well.

5172. Do you find the same facility in agreeing where the tithes are in the hand of a clergyman as when they are in the hands of a layman?—We have not many, but we generally consider that we can make a better bargain with the clergyman than we can with the layman.

5173. Generally speaking, you find no difficulty in coming to a reasonable agreement with the clergyman?—I think not.

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5174. Such an agreement as is generally satisfactory to the farmer?—Yes.
5175. Have you much knowledge of the price of timber?—Yes.
5176. What is the highest price at which you have sold timber standing?—
I have sold timber standing at 7 s. a foot, 14 l. a ton of 40 feet.
5177. How long ago?—I think about 1813, about 20 years ago.
5178. That was the highest price at which you have sold?—Yes.
5179. Has it been gradually falling since that?—Very gradually.
5180. What will it produce now?—Timber of the same quality will not produce more than 2 s. 9 d. a foot, or 5 l. 10 s. a ton.
5181. Is there the same supply of timber there used to be formerly?—I think we have not so much in the Weald of Kent as there used to be.
5182. Do you think there is as much in the market?—There is more in the market; there is a great supply on the wharfs.
5183. Do you think there is as much timber for navy purposes as there used to be?—I think not; there is not near the consumption.
5184. You say the land in the Weald of Kent is not going out of cultivation, but is very much deteriorated; suppose that deterioration continues two or three years, can the land remain in cultivation?—I think not.
5185. You say that the rents are at 7 s. the acre; do you think those rents can be sustained at 50 s. a quarter for wheat?—I think not.
5186. If that price continues for wheat, they must go out of cultivation?—I think they must.
5187. Do you suppose there is much capital left among the tenants?—I think not.
5188. Do you think if they were sold up, that the farmer would be solvent?—I think many would not be solvent.
5189. You say you are obliged in some cases to lend money to a tenant, to induce him to come upon a farm; from what cause does that originate?—From the scarcity of money among that class of persons who used to be in the habit of taking farms.
5190. Are you acquainted with any market-towns in your neighbourhood?—I live in a market-town.
5191. What is the number of inhabitants?—About 4,000.
5192. Is it wholly an agricultural town?—Quite so.
5193. Do they complain of not driving so profitable a trade as they used to do?—Yes, and that they cannot get their bills paid at the end of the year.
5194. How are the labourers in your district hired; have you any particular hiring day?—They are generally hired at Michaelmas and Lady-day.
5195. Do they live in the farmers' houses?—There are not so many kept in the farmers' houses as used to be.
5196. It still continues to be the case in some instances?—Yes.
5197. Have you ever been at those hiring fairs?—They have no hiring fairs; they go round to the farmers' houses and offer themselves.
5198. Do you think that the farmers have more applications from labourers than they used to have?—I think there are.
5199. Is there a custom grown up in the county of hiring servants in the spring rather than at Martinmas, so as not to keep them during the winter?—No, I think not.
5200. You say the wages of the labourer are as good as ever, provided he is employed?—In proportion to the necessities of life.
5201. How do you account for those labourers being so well off when there are so many out of employment?—They are obliged to have, either in labour or relief, sufficient to keep their families.
5202. Do you think the farmers are paying wages in proportion to the profits they gain?—No, I think they are out of proportion to the profits.
5203. Do you think they are paying them out of capital?—I think they are.
5204. Do you apprehend this is a state of things that can continue for any length of time?—I should hope not.
5205. How is land saleable?—It is very difficult to effect a sale.
5206. For what number of years' purchase do you effect a sale?—Five or six and twenty years' purchase.
5207. What used to be the number of years?—Thirty.
5208. Now is it at the reduced rent?—Yes.
5209. What is the quality of the land?—Wet, stiff land.

5210. What

5210. What sort of soil do you call it; wheat soil or barley soil?—Not a barley soil; more favourable for the growth of wheat than barley.

5211. Has it been long in tillage?—Yes, a great many years.

5212. Those soils you speak of are wheat soils?—More wheat soils than any other.

5213. How are the buildings?—I think in general, in the estates I have the management of, the buildings are in a very fair state of repair.

5214. Are they kept in repair by the landlord or the tenant?—The landlord finds the materials and pays half the labour.

5215. Do you know of any instances in your county of the tenant being compelled to keep the buildings in repair?—Very few.

5216. In those cases are they in as good a state of repair?—Very far from it.

5217. On what scale of prices have you been in the habit of valuing or letting land for the last six years; you probably calculate what is the rate of grain at the time?—We calculate wheat now at 50 s.

5218. At what have you calculated wheat for the last six years?—I think possibly 55 s.

5219. Do you find the same facility now in obtaining accommodation from the banks as you used to do?—No, very far from it.

5220. Is that generally the case?—Yes.

5221. Do you mean that there is a reluctance in advancing money at all?—Yes, a great reluctance.

5222. Do you mean that if you make application, and your security is good, still there is a reluctance to afford accommodation?—Yes.

5223. Do they object to lending any money?—Only bills on very short dates, and then there are two additional securities required.

5224. Are they particular as to the amount?—Yes.

5225. The difficulty you find is much greater in that respect than some years back?—Yes.

5226. Have you any branch banks of the Bank of England in your county?—No.

5227. Can you speak to the situation of the Isle of Thanet?—No.

5228. Are there any farms now unlet?—No, because there is every disposition on the part of the landlord to let his land.

5229. Why?—Because he is certain of losing all the rent by the occupation.

5230. Which are the estates best to let, the large or the small?—I think we can let the small farms best.

5231. Do you find as great a disposition on the part of the tenants to improve their land as there was some years ago?—There is the disposition but not the means.

5232. Does the landlord come forward to assist as much as he did?—Quite as much.

5233. Not more?—No, not more than I am aware of.

5234. What do you consider the average price of land?—Taking it roughly, from 10 s. to 12 s. an acre.

5235. What should you have said it was during the war?—About 20 s.

5236. Do you think there has been a fair reduction of rent in proportion to the reduction of price?—Yes.

5237. Are you of opinion that the fall in prices has been fairly met by the landlords in rent?—Yes, I think it has in our neighbourhood.

5238. What is the proportion the poor-rates now bear to that they did bear during the high price of agricultural produce?—I think in general they are nearly the same.

5239. They were as high as they are now during the war?—Yes, I think thereabout.

5240. Is there a considerable surplus of population in the parishes around you?—There is a considerable surplus of labourers.

5241. To what extent have you seen that in any parish you are acquainted with?—In one parish, where my farm is, there is an average of about 15 or 20 out of employment; possibly not during the months of hay and harvest, but at other times.

5242. Have they families?—Yes.

5243. Does the allowance system prevail with you?—Yes.

5244. What has generally been the payment?—The general scale of allowance for three and upwards is about 1 s. a head each child.

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5245. Supposing a labourer and his wife and four children, and the man has no work, what would they have?—I suppose about 10s. a week.

5246. Has any emigration taken place from that part of the country?—In some parishes.

5247. Has it been attended with successful results?—In some instances very great.

5248. Has that tended to lower the poor-rates?—I know one parish in which it has.

5249. Can you state to what extent?—I think they have reduced the rates from about 18s. to 10s.

5250. What parish is that?—Benenden.

5251. Can you state any other instance in which similar effects have followed?—No.

5252. Is there a disposition on the part of the people to emigrate?—Not so great as there was.

5253. You state that there is a surplus population of labourers; would there be a surplus population of labourers if the tenants were in a better condition to employ them?—I think not.

5254. You think there is work enough undone on the lands to employ them if the farmers could employ them?—Yes.

5255. Do you not in that answer assume a high price for corn?—Of course.

5256. What price?—Wheat from 4l. a quarter.

5257. There is not much chance of that being obtained?—I think not.

5258. Then that land, if so left, must remain in a bad state of cultivation?—Yes.

5259. Has there been a considerable increase in the population of those parishes since the war?—Yes.

5260. To what amount?—I should think to the amount of four per cent.

5261. If wheat was 8s. a bushel, what effect would that have upon the employ of labourers?—In proportion as it got up more would be the surplus labour taken off.

5262. Do you think there would still be surplus labour?—I think there would.

5263. Have you any manufactures in your neighbourhood?—No.

5264. Have you any hops grown?—Not many in the part of the county I reside in, but there are hops in almost every parish; in some more, in some less.

5265. Is the system of cultivation with you an expensive one?—Very expensive; an acre of wheat, properly manured and fallowed, would not cost less than 8l.

5266. What is your course of husbandry?—First fallow, wheat, oats, seeds or clover two years, then it is broken up and sown with oats or beans, and then made a fallow.

5267. Have you known any other parts of the county in which the process of cultivation is much less expensive than in that part of the county?—Upon the good lands it is much less expensive.

5268. In this part of the county it costs 8l. an acre to have a crop of wheat?—Yes, when it is properly done.

5269. With fair land, with the advantage of good crops, what do you think the expense would be?—That I can hardly say, for that is done after a crop of beans or vetches.

5270. Cannot you make a comparative estimate of the expense in getting a crop of wheat on the two sorts of land?—Where they can grow wheat after peas or beans, of course it is so much better; but I should think not much more than half.

5271. Is that on account of the nature of the soil, or of any other circumstances?—Entirely on account of the nature of the soil.

5272. What description of manure do you use?—Generally lime.

5273. Is the conveyance of lime expensive?—There are about 12 miles of land carriage, in some instances more.

5274. Is the lime essential, in order to make the land productive?—It is the only manure we can get; we are 15 miles from water carriage.

5275. The difficulty in procuring the manure makes the cultivation more expensive?—Yes.

5276. What is the expense of lime per chaldron?—We put a waggon-load, which is four horses' load to an acre, that is 50s. without the carriage.

5277. Is fuel expensive?—Coals are reduced in price in consequence of the duty being taken off; a chaldron is 26s. at the water side, then we have the carriage of 12 miles afterwards.

5278. Is

5278. Is wood much burnt with you?—Not so much as it was.
5279. What used to be the price of coals?—I have known them as high as 50 s. and 3 l.
5280. Have you adopted in that county the system of giving small allotments to the labouring classes?—It has been attempted to be adopted, but the poor appear unwilling to take them.
5281. On what account?—They are afraid the parishes will take advantage of them, that their allowances will not be so great.
5282. Has it been good land offered to them?—Of different descriptions
5283. Has it been in cultivation formerly, or parts of commons?—There are no commons there; it is land which has been in cultivation formerly.
5284. Have their allowances been taken away where they have had land allotted to them?—No; I never knew any advantage taken of them.
5285. Has any old pasture land been broken up?—A great deal of pasture land has been broken up.
5286. When was that?—The first was during the high price of corn.
5287. In what state is that land now?—It is in the same state as what we call stale ploughed land.
5288. It has been very much run out?—Yes.
5289. Could it be renewed again?—No, I think it is not within the means of the farmer to do it.
5290. You mean that it is not within the reach of his capital?—Yes.
5291. How long will it take to throw that land into profitable pasture land again?—It could not be done in 20 years.
5292. You have not much reason to complain of the competition of Irish produce in your part of the county?—We do not know anything of the competition of Irish produce there.
5293. Pigs do not come into your market?—No.
5294. You have had some Irish beasts brought into your neighbourhood?—Yes.
5295. When did they first come?—Within the last three years.
5296. Is the competition so great as it was?—Not so much this year; the graziers are not so fond of purchasing the Irish beasts as they are the other sorts.
5297. Can you state how the cottages let?—A good cottage and garden about 4 l.
5298. Are those rents paid by the cottagers?—Generally.
5299. Are they paid often by the parishes?—Not so much as they used to be.
5300. That was the practice formerly?—Yes, it was.
5301. Would the parish pay as much as 4 l. a year?—No, they generally used to allow about 3 l.
5302. The strong clay land for a crop of wheat costs 8 l. an acre, you say; what would the produce be?—In many instances not more than 16 bushels.
5303. Do you dress again for the succeeding crop?—We only dress for wheat in that course.
5304. The expense of cultivation for a wheat crop produces also the other crops without any additional manure?—Yes.
5305. You feed on the ground?—We mow the first crop of clover and feed the second.
5306. You cannot grow turnips there?—No.
5307. Vetches?—Yes; we plough in the vetches for manure.
5308. The 8 l. includes all expenses?—Yes.
5309. You state that it cost only half the 8 l. on land of a better quality; do you allude to turnip lands?—Yes.
5310. Do you generally esteem turnip soils to be also wheat soils?—The stiffest turnip soils are generally good wheat soils.
5311. A sort of light sandy loam is a good turnip soil?—That is a good wheat soil.
5312. There may be a very good turnip soil without being a good wheat soil?—Certainly.
5313. Do you think that where they grow wheat and fallow and turnip, it can be cultivated at 4 l. an acre, taking into consideration the expense of the turnip crop?—I am not so well able to go into that, not having cultivated that sort of land.
5314. In giving that answer as to the expense of cultivating a lighter soil than that you have been speaking of, you have no data to go upon? Not so much as on the other soils.

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5315. With respect to a load of lime you put on an acre of land, how many bushels do you think it contains?—I should think a waggon-load contains about 90 Winchester bushels.

5316. What stock of sheep have you?—There are very few sheep kept in the Weald of Kent on those farms.

5317. Will you state generally your opinion as to the causes of the present impoverished state of the farmers?—I think the expenses of the cultivation are greater than the price of corn will bear.

5318. That having been so for some time, you feel that the farmer has gradually got worse?—Yes.

5319. What extent of land is there in the Weald of Kent of the description you have referred to?—The Weald of Kent is pretty generally the whole of it of that description; it is a very large district.

5320. Many miles square?—Cranbrook is a market-town within it and Tenterden; the distance between those is eight miles; but the Weald of Kent extends much further; it runs up to the foot of Limestone-hills, nearly up to Ashford; I should think it is 12 miles in width, and 15 or 16 in length.

5321. Does not the same description of soil extend to Surrey and Sussex?—Very much.

5322. Is not the Weald of Sussex of the same description?—Not quite so stiff as Kent.

5323. Is the Weald of Sussex so large as the Weald of Kent?—Not quite so much.

5324. There is an extent of land 30 miles long and 24 broad of the description you have been referring to?—I think the Weald of Sussex is more congenial to the growth of wheat and likewise hops.

5325. You state that the poor's-rates were as large during the war as they are now?—I think they were.

5326. Would the same number of paupers be sustained, considering the price of corn at that time?—I think there were nearly; but the labourers were then of more independent spirit than they are now.

5327. Supposing wheat to be 100 s. a quarter then, and only 50 s. a quarter now, the cost of sustaining the labourer at that time would be double what it is now?—Yes.

5328. How then could the same number of persons be sustained at that time?—There are a greater number of labourers out of employ now than there were then.

5329. Are there more paupers than there used to be?—Yes, a great many more.

5330. Do you remember the condition of the labourers at that time; were they pretty well satisfied?—They used to say they should be satisfied if they could earn a gallon of flour a day; now they can earn two.

5331. What used they to earn then?—Three shillings to 3 s. 6 d. a day.

5332. What may they earn now?—Two shillings and three-pence to 2 s. 6 d.

5333. You say that it is the habit of the country for the labourer to go to the master to find employment?—I speak of farm servants who reside in farm-houses.

5334. Do you find a great competition among the farmers now to go and look after labourers?—No.

5335. Used that to be the case in the war time?—Yes; we were afraid to turn off a man lest we should not get him when we wanted him.

5336. If the present unhappy state of things of the farmer paying labour out of his capital instead of out of his profit were to cease, do not you think the labourer would be better off?—Yes.

5337. If the farmer had to look after the labourer, and not the labourer to look after him?—A great deal.

5338. Is there a great deal of woodland?—Yes, a great deal.

5339. You state the cost of cultivation to be one cause of distress; is the cost of cultivation less than it was during the war, taking for instance an acre of wheat?—It may be rather less, because the rents have lowered.

5340. Seeds for the land less?—Yes.

5341. Rent is less?—Yes.

5342. Tithe is less?—Yes.

5343. And labour?—Yes.

5344. And manure?—Yes.

5345. On

5345. On consideration, what difference do you think that would make in the expense of cultivation?—I should think 40 s. speaking of fallows.

5346. That would make 10 l. on the course?—Yes.

5347. The rest of the agricultural process is also carried on at a lower cost?—Yes, rather lower.

5348. In what proportion?—We calculate on 10 s. for ploughing an acre, where we used to calculate on 12 s.

5349. Can you give an opinion on the whole of your course?—No.

5350. There are more paupers than there used to be, you say?—Yes.

5351. Does not that increase the cost of cultivation?—Yes.

5352. Are the county-rates increased?—Our county-rates have been lately increased in consequence of the building of a lunatic asylum; I do not know any other expense.

5353. Is that expenditure at an end?—I am in hopes it is.

5354. There is nothing new going on?—No.

5355. Was that borne by the landlord or the tenant?—Equally between the landlord and the tenant.

5356. Has the Labour-rate Bill been tried in your neighbourhood?—Not much in our neighbourhood, but I think it has generally failed; it has been tried in the adjoining parish to that in which my farm is.

5357. It has not been adopted?—It was not fairly met by the farmers; they generally turned off their men before they applied to the magistrates, in consequence the burthen has fallen on the tithe-owner and the owners of woodlands.

5358. In estimating the cost of cultivation of an acre, have you included any interest on the farmer's capital?—Of course.

5359. Would you not now require a smaller capital to set up than during the war?—Rather less.

5360. Can you state at what you should estimate that?—I should think perhaps 8 l. an acre now would be required to stock a farm of 200 acres, that would be from 1,600 l. to 2,000 l.

5361. What used it to be during the war?—As much as 12 l. an acre then.

5362. What would it have been for the whole?—A farm of 200 acres would have wanted between 2,000 l. and 3,000 l. at that time.

5363. Does the tithe vary much in your county as to its being taken up stiffly or leniently in different parishes?—Yes.

5364. What proportion should you say there was between the case where the tithe is taken up most liberally or most strictly?—In two adjoining parishes wheat pays in one 12 s. an acre, and in the parish adjoining only 6 s. for about the same quality of land.

5365. Both great and small?—There is a modus in lieu of the small tithes; I speak of the rectorial tithes.

5366. In one case it is taken up at 12 s.?—Twelve shillings is the composition.

5367. In another case only 6 s. is paid?—Yes.

5368. Should not you consider it a great hardship if by any Act of Parliament those two charges should be made permanent on the ground of their having existed for some time?—Yes, it would be a great hardship to the person receiving the smallest tithe.

5369. Would it not be a hardship also to the occupier, who having been screwed up, would have that excessive tithe fixed upon a permanency?—That would fall upon the landowner more than the occupier.

5370. It would, either to the occupier or owner, be a hardship?—Yes, it would.

5371. Supposing in the Bill there was a power to relax to the amount of 10 or even 20 per cent. on former payments, would that be margin enough to do away with all the inequalities?—No, certainly not.

5372. Has the Bill which has been brought into the House been circulated in your county?—Very little.

5373. The farmers are not aware of what its provisions are?—Only as they have learned from the newspaper.

5374. Are the rectors in the two parishes you spoke of clergymen, or lay impropriators?—Both lay impropriators.

5375. In the case of tithe collected by clergymen, is there the same difference?—Nearly the same difference.

5376. Did the owner of the land possess the tithe in both the cases of the lay impropriations?—No.

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5377. Did he in neither case?—In both cases they are considerable owners of land in the parish.

5378. Does the tithe and the fee of the land belong to the same person?—No; the owners of both tithes are considerable proprietors in the parishes, but they are not occupiers.

5379. You have stated that there is that inequality in the taking of tithe within your knowledge; that there are parishes where 6 s. and 12 s. an acre have been taken for land of about equal quality: in both those cases has the tithe so taken up been taken by the tithe-owner, who has not at the same time been the proprietor of the land himself?—Yes, certainly, he has been part proprietor of the parish, but not of the whole.

5380. Not of the particular land of which he has taken the tithe?—No.

5381. They both of them own land in the parishes of which they take the tithe?—Yes.

5382. Do they own them in about the same proportion in each parish?—I should think they do.

5383. Is that a large proportion of the parish or a small one?—I should say possibly about one-fourth part of the parish.

5384. What would be the most satisfactory mode of settling the tithe question in that parish?—I am afraid there are no means of settling it as it is going on.

5385. Can you make any suggestion to that effect?—The only suggestion I should make would be to put all the tithes in the hands of the church; for the clergy to purchase the lay interests.

5386. What end would that answer?—They would be all then on the same footing. Possibly the lay proprietor has purchased at a high price.

5387. You have not any difficulty in compounding with the clergyman?—We have not.

5388. Have you any difficulty in compounding with the lay impropriator?—Not much difficulty in our neighbourhood.

5389. If you were to take a farm, you would prefer a clergyman for your tithe-owner to a lay impropriator?—That depends upon the character of the man.

5390. Suppose it was in the power of the clergyman to let his tithe for a term of years, do you think that would give satisfaction?—We should rather have a fixed payment than to be fluctuating and changing at seven or twelve years, according to the price of corn.

5391. That would be in the nature of a lease?—Yes.

5392. Do you think if the clergyman had a power of leasing his tithes as the lay impropriator or the landlord has, that would be satisfactory?—Yes, I think it would.

5393. Do you not think it would be more advantageous if the tithes were neither in the hands of the lay impropriator nor the clergy, if each proprietor bought his own tithe?—I think it would.

5394. Have you been in the habit of valuing tithes for compositions?—Not for some years past.

5395. Do you think it would be satisfactory to the landlord if the tithe were settled on the landlord instead of the tenant?—I should think it would be better.

5396. With reference to the manner in which the calculations of outgoings are made by the tenants when they are taking a farm, do they usually calculate whether land is tithe-free or not?—Of course.

5397. What deduction do they make for its being tithe-free?—That depends upon the proportion of arable and pasture.

5398. Are they in the habit of deducting a certain sum from the gross rent for tithe in the same manner as they do for poor-rate, highway-rate, and so on?—Yes.

5399. That is the usual habit with the yeomanry in Kent?—Yes.

5400. In that case the tithe falls on the landlord?—Yes.

5401. You state that you think it would be satisfactory if the clergyman was enabled to let his tithe for seven years?—Yes, we should prefer that to a fluctuating tithe.

5402. Would not the lessee be disposed to derive the greatest benefit he could from his lease?—He would have more certainty about it, and expend more capital of course in the cultivation.

5403. Suppose a lease were granted to the occupier himself and not to a third person?—Where it is granted in our part of the county, it is invariably to the occupier.

5404. Then

5404. Then it is only from year to year?—Only from year to year.
5405. Supposing a clergyman had the power of granting a lease for seven years to the occupier, would that be satisfactory to the parties?—Possibly the farmer might fear some fluctuation.
5406. He would then hire his tithe on the same calculation as he did his farm?—Yes.
5407. Do you think that would be a satisfactory mode?—I think it would; but we have no leases in our part of the country, consequently our holding is uncertain.
5408. You have no leases of late?—Not within the last 15 or 20 years.
5409. There were leases during the war?—Yes, there were.
5410. Supposing it were carried into effect with the tenant, or on his behalf with the landlord, would it be satisfactory?—I think it would if the tenant had confidence to hire his land for seven years, he would have the same confidence in taking a lease of his tithe, and he would be glad to do it.
5411. Of this land you speak of as being of the value of 12 s.; what is the average tithe where it is taken fairly?—I should think about 8 s. an acre for wheat, and about 5 s. or 6 s. for Lent corn.
5412. Do you take it upon the crop of each field, or on the average of the farm?—It is taken so much for wheat and so much for Lent corn.
5413. How is it taken on hops?—On the average about 20 s. an acre.
5414. Is that for a hop field of the best quality?—Of the average quality; in some places we pay higher.
5415. How high have you known it in the county of Kent?—I have known it as high as 5 l. in the parish of Goudhurst.
5416. Not within the last four or five years?—No.
5417. Within the last four or five years what is the highest you have known?—About 25 s.
5418. You do not happen to know what was paid in the parish of Goudhurst last year?—No.
5419. What is the value of an acre of hops?—It fluctuates very much; I have known some hops last year worth 100 l. an acre the gross returns.
5420. You occupy land yourself?—Yes, about 700 acres.
5421. About what rent per acre do you pay for the arable land?—About 12 s.
5422. Have you paid higher than that?—Yes.
5423. What have you paid?—I think not more than 15 s. or 16 s.
5424. Do you think the rent you pay is a fair rent?—Yes.
5425. Is it in a good state of cultivation?—Yes.
5426. You have not suffered it to run out?—No.
5427. The land has been in many instances run out, and the rent has been reduced in proportion?—Yes.
5428. Carry back your recollection to the rents of 1791 and 1792?—That is before I recollect.
5429. Have you any sources from which you can state whether rents paid are lower or higher than they were at that time?—The rents in many instances are about the same, I think.
5430. Is that the general impression upon your mind?—I think the rents in general are rather higher.
5431. If the land is in an improved state of cultivation, the rent is somewhat higher?—Yes.
5432. What price of wheat do you take as a foundation for your calculation that the rent of 12 s. is a fair rent?—Fifty shillings.
5433. You think that that rent would hold on an estimate of 50 s. for wheat?—I think the inferior qualities would not.
5434. Should not you expect, from the present state of the corn laws, a better average than 50 s.?—No.
5435. Upon your own experience, at what price have you sold your wheat for four or five years back?—I am in the habit of waiting till the spring, when possibly the price is higher, because I am not driven by necessity; but others are driven by necessity to sell at less.
5436. Suppose the case of a man who has sufficient capital to take advantage of the market during the different periods of the year, has he not always been able to realize close on 60 s. for his wheat within the last four or five years?—No, I think not.

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5437. But constantly above 50 s.?—Yes, above 50 s. I have known some farmers this year who sold their wheat at 43 s.

5438. Was it good wheat?—Fair wheat, the growth of the country.

5439. Do you believe that if the tithe of hops were taken in kind, the cultivation of them could be carried on?—No, I am satisfied it could not.

5440. You were asked as to the comparative rent of the present period and 1792; can you inform the Committee what were the comparative outgoings then and now?—No, but they were much less.

5441. You say some of your land goes to pasture; what do you depasture upon it?—Sheep and young beasts.

5442. Have you been subject to the rot in your county?—Yes; the loss of sheep has been very great.

5443. Has there not been less fluctuation the last 15 years than the 15 years preceding?—I think there has.

5444. Has not that enabled the landlords the better to ascertain the value of their farms?—Yes.

5445. Do you not think that has enabled the landlord to arrive at the value of his farm, and thus to diminish the profits of the tenant?—I think the landlord has possibly let his land at the best bargain he could make.

5446. Was not it an anxious point with the tenants to get leases 25 years ago?—I think it was.

5447. When the price of corn was fluctuating?—Yes, when it fetched a high price.

5448. Was that because they thought it advantageous?—Yes.

5449. There is not now the same desire?—No.

5450. Do not you think that arises from there being less fluctuation?—Yes, there may be a difference, but I do not think it is to the advantage of the landlord to let a lease now, for we find they are binding on the landlord and not the tenant.

5451. Do not you think that leases are more advantageous to the tenant than to the landlord?—I think so.

5452. Are you acquainted with any land at present that is uncultivated?—In an adjoining parish there is a good deal of land in the occupation of the owner, which he would like to let, but cannot let.

5453. Is he cultivating that land himself?—Yes.

5454. Is he cultivating it to advantage?—Not to his own advantage, but to the advantage of the parish, by employing the labourers.

5455. Is he keeping it up so that a tenant may find it in a good state?—Yes.

5456. Do you know any land which is tenanted but not paying any rent?—No, I do not know that I do.

Mr. John Cramp, called in; and Examined.

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5457. WHERE do you reside?—At Garlinge, in the Isle of Thanet.

5458. Are you in the occupation of land yourself?—I am in the occupation of about 250 acres.

5459. Is any part of it your own?—Not any of it.

5460. Have you been in the habit of making valuations, so as to become acquainted with the state of agriculture in that part of the country?—I have.

5461. What is the state of that part of the country, with reference to the condition of the farmers, and the condition of the land?—In the Isle of Thanet it is an exception to the general rule of the county relative to its distress; the largest portion of it is in the hands of the proprietors, men of property and capital; and but few lettings in the Isle of Thanet. The soil is very fertile when capital is expended upon it, consequently it has not felt that general depression which has prevailed through other parts of the country.

5462. Has the condition of the farmer improved?—The condition of the farmers is not apparently worse, for the reasons before stated; they are men of property, but in my converse with them I find, by their own accounts, that the farms yield no rents; that the outlay of capital is returned, but it is exclusive of rent.

5463. The description of persons of whom you are speaking are above the common description of farmers?—Yes, they are men of independent fortunes besides their occupation.

5464. They have been living probably in a higher state of life than they had been

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been accustomed to do since the commencement of the war?—Yes; during the war they accumulated property beyond that their forefathers left them.

5465. Do you consider that they are living in the same state of affluence?—No, it is very much curtailed, and if I go to the tenantry it is very much more so.

5466. There is a visible curtailment of their expenditure?—Very much.

5467. To what do you attribute that?—The plan of economizing they feel it necessary to pursue.

5468. Why do they feel it necessary?—Because they find that their property is not increasing as it was, but probably decreasing; the deficiency of rental, as I before stated. With respect to the tenants of the Isle of Thanet, I should say, that where there is one application now for a farm to be let, 20 years ago there would have been 20 applications. I am speaking now from a positive knowledge; I have a farm at this moment to let, which has been advertised in the Isle of Thanet, very near to my own residence; I have had two applications, one of them is still in treaty, endeavouring if possible to get it on better terms, with the landlord; but I should say, that 20 years ago there would have been 20 applications in less than eight and forty hours; I have known that to be the case when a farm was to be let at that period, that the applications were without number, absolutely striving who should get the first offer.

5469. How is it that applications are so much less; is it from want of capital or want of confidence?—I should say that the fearful state of agriculture is much more general; they are calculating, before they take a farm, as to the probable results.

5470. Is there any difficulty as to letting the particular farm of which you speak on the ground of rent?—I should say that the rent is somewhat too high for the present day; it was granted nine years since; the rent was 40 s. an acre, perhaps that is the highest rent we have; the landlord has given an allowance of 10 per cent. the last four years; that is the only reduction which has been allowed: but there is one thing which attaches to this farm, it is 300 acres in extent; two-thirds of it is in a parish where the poor-rates are very moderate, the other 100 is in a parish where it pays as much poor-rate as the other two.

5471. Supposing this farm was to be offered to be let at such rent as you in your judgment would think a reasonable rent, do you think the same difficulty would exist in finding a tenant?—No, I think at 30 s. an acre, which is the estimate at which I have fixed it, probably there would be more parties offering.

5472. At what was it let during the war?—It was in the hands of the proprietor at the time, and he died.

5473. What is the state of the poor-rate in that parish?—The poor-rate in the parish of Minster, which takes 200 of the 300 acres is 3 s. in the pound on two-thirds of the fair rental, and in the parish of St. John, where the other 100 acres are, it is 5 s. in the pound on the same scale of rating.

5474. What do you consider to be the general condition of the land in the Isle of Thanet?—I should say the general condition of the land in the Isle of Thanet is considerably deteriorated to what it was many years ago, more particularly under rentals; not so much where it has been under proprietors.

5475. To what do you attribute that?—I should attribute it to the want of capital and of stimulus that must necessarily arise from the inadequacy of produce returning the farmer any interest for his capital.

5476. Is it getting worse, or improving, or stationary?—I think it is about stationary.

5477. Do you find a difficulty in getting accommodation at the country banks?—There is no such thing to be had without giving real security; twenty years ago a farmer could get 1,000 l. where he can get 100 l. now.

5478. Do you think that is owing to the indisposition of the country banks to lend on the deteriorated value of agriculture, which leads them to think the security not so good?—I should think both causes.

5479. It was the custom of the farmers to lodge money in the country banks formerly?—Yes.

5480. Is that the case now?—No, if it is personal security there must be two or three join in it, not an individual, unless he is well known to the parties to be a man of substance, though the whole of his property may be circulating.

5481. You say that 40 s. is what is asked for the land you have referred to, and that you think 30 s. would be a reasonable rent; do you consider that in general lands are letting in the same disproportion to the real value of the land as in this

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case you have mentioned; do you think generally they are over-rated?—I should say in the Isle of Thanet they are; and it is greatly to be attributed to the fertility of the soil; it is easy to manage a soil that can be worked at all seasons; besides the desertion of the poorer soils brings a larger number of competitors into the market for such land.

5482. If it be the case that the farmer has been for some years at rents which he could not afford, does not that sufficiently account for the bad condition in which he finds himself?—In a measure it does, without doubt.

5483. Have the goodness to state what upon the average are the poor-rates in the Isle of Thanet?—The average of poor-rates in the Isle of Thanet is from 3 s. to 10 s., perhaps an average of 7 s. in the pound upon the same rating I have before mentioned. I have been adjusting the poor-rates in two of the parishes, and I find that they are 7 s. in the pound in those two parishes, and which I should say was about the medium between the highest and the lowest.

5484. Are any parishes united together for the purpose of rating together?—No, they are all distinctly rated, save and except the parishes of Monckton, Birchington and Acol, which are united in the maintenance of their poor; the amount collected is for the maintenance of the poor of the three parishes; they are united under Gilbert's Act of Parliament.

5485. Is the quality of the land throughout the district pretty much the same?—No, it is very various.

5486. What is the course of cropping you adopt of lands in the Isle of Thanet?—Generally the four-round tilth, wheat, turnips and peas, barley, beans and clover.

5487. Without any fallow?—Very seldom; if we go to the larger farms where flocks are kept, and where they are distant from artificial assistance, there they have fallow, turnip, and whole fallow, but the larger portion of the Isle of Thanet is farmed with a very small proportion of fallow.

5488. Have you manure from the large towns?—Yes; that has less access to farms at a distance from the towns; the towns of Margate, Ramsgate and Broadstairs furnish a very considerable portion of manure; that spreads itself over, of course, the least distant in the larger proportions, but extends perhaps to half the Isle of Thanet.

5489. Do you not use sea-weed also?—There is a variety of opinions on sea-weed; I entertain my opinion, and others theirs; my farm is situate near the sea-side; I make but little use of sea-weed, only what I pluck from the rocks in the month of June, when it is pregnant with vegetable matter; I find then it will decompose, that fermentation is very ready with it; but if I take the loose weed that flows by the sea washing it upon the shore, I find that some of that weed has but little fermentation, and I entirely discard that; but I find the weed taken from the rock, which is pulled at so much a load, when laid in a body will ferment, the vegetable matter being beyond the power of the salt it contains; the salt is absorbed by the light loose weed in too great proportion; that of course will prevent its fermentation and decomposition; but where the vegetable matter prevails it will decompose and become a sort of manure; it is but trifling even then.

5490. For the purpose of estimating the rent you think reasonable, what price of wheat do you take as your guide?—We have taken 60 s. a quarter, but that has not been realized for the last two years.

5491. When you say that 30 s. would, in your opinion, be a reasonable rent for this farm, what price of wheat is that taking it at?—It ought to give 60 s. for wheat and 34 s. for barley to produce a rent at 30 s.

5492. Your markets are good, are they not?—I think the market at Canterbury, that is 15 or 16 miles off, is the best; we often send our corn to Canterbury or to London, the markets at Margate and Ramsgate are sometimes worse than those at Canterbury and London: the quality we grow in the Isle of Thanet is good, and the best samples will fetch a good price in London.

5493. How many bushels an acre do you expect for a wheat crop?—About four quarters for the best, three and a half for the middling, and three for the inferior.

5494. Is any part of that land difficult of cultivation; is any part of it stiff land?—No, it is all easy of cultivation.

5495. The quality arises from its being more or less light?—Yes, it is less productive; the substratum, which is chalk, is very close to the surface, it is within seven or eight inches.

5496. You are not impeded in your cultivation by the weather?—No, only by frost; we were very considerably affected by blight in the year 1831.

5497. Are

5497. Are your sheep much given to the rot?—Not at all, but there are very few kept; the farms are in small portions; taking it generally there are very few that amount to 500 acres; not more than two or three farms in the whole island amount to more than 350 acres; a flock cannot be kept on a small farm.

5498. In the small farms the land lets for more, does not it?—Twenty acres would let for more.

5499. Do not you know that arable land in the Isle of Thanet, situate in the neighbourhood of a town, good arable land, lets for 3 *l.* an acre?—Yes, 4 *l.*; but then it is in small portions, 10, 15, or at the utmost 20 acres; a person occupying it keeping horses for the purpose of carrying, or keeping cows for the purpose of selling milk, of course feels it a very convenient thing to raise produce upon it for the keep of horses and cows; the expense of cultivation is scarcely felt.

5500. You are aware of land being let for 4 *l.* an acre, and that not accommodation land to the town?—No, it is accommodation land; I know no quantity of 100 acres of land at that price.

5501. Does the rent vary according to the depth of soil?—Yes, the best land has a very fine brick earth below; that is a soil at all times very productive.

5502. Is the soil the same though the depth varies?—No, I think it is variable upon its surface in proportion to the substratum; where the chalk is very near we find it a good deal mixed, but when there is a fine mould below, it is very good; a very rich and productive soil.

5503. This farm of which you speak, which you say you think ought not to be let for more than 30 *s.* an acre, is it as good arable land as in the neighbourhood of Margate?—No; the homestead is about two miles from Margate, but the quality of it is not quite equal to the immediate neighbourhood of Margate; all lands in the immediate neighbourhood of towns will always be of a superior quality, because a better quality of manure has for many centuries perhaps found its way there to a greater extent.

5504. There appears to be a great disproportion, from the fact that land should let in quantities of 20 or 30 acres at the rent of 4 *l.* an acre for such cultivation, and land only two miles off only at 30 *s.*?—I confine myself, when I said 4 *l.* an acre, to a small portion of five to 10 acres, going up to the furthest; but when I come to 20, it must be confined to 3 *l.*

5505. Should you be surprised to hear of a plot of land of 40 acres letting at 3 *l.* 10 *s.* an acre?—I should think the person must have some extraordinary means of cultivation or he had better let it alone.

5506. What other means would there be but access to the coast?—The peculiarities are those that I before mentioned; the persons may be wanting land, keeping stage-coaches, or the like, who may have horses which would be an expense to them some part of the year without any return of profit. They may be mistaken, but some of them make calculations that nearly the whole of the crop is an addition to their income.

5507. Has land of that class of which you have been last speaking, fallen in value; land in the neighbourhood of towns?—Yes, even there it has fallen in value; I have known 6 *l.* an acre given for small portions of land 20 years ago.

5508. Without farm buildings?—Yes; a person is proprietor of 10 acres, and he lets it to the best bidder; they are not restricted by any covenants, they do as they please; a great many persons in the neighbourhood of such a place as Margate are desirous of a little land, for the assistance I have referred to.

5509. Do you grow seeds?—We grow but few; there is a little clover and trefoil; carraway-seed I grow and a very little turnip, but not much; it is an exhauster of the soil.

5510. Is carraway-seed a profitable cultivation?—It is exceedingly variable; four years since the price was reduced to 37 *s.* per cwt. by a very large importation of oil and seed; since that, in consequence of an additional duty laid on, it advanced to 56 *s.*, and that is a remunerating price.

5511. The properties are small properties, are they not?—Comparatively speaking, they are small properties.

5512. Is there any large property in the island?—No, it is divided very much.

5513. Has the tendency lately been to increase subdivision, or has it got into larger masses again?—No, it has remained stationary, there has been neither an accumulation nor a division; I do not recollect an instance of land being subdivided.

5514. On what description of soil is carraway-seed grown?—Some of my land is

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is very chalky, and I there obtain a small crop; other is of good depth, and there I get an average crop; mostly it grows best with a substratum of brick earth; it is a root which penetrates a considerable depth, and unless there is a considerable soil, it becomes stagnant, and yields a very small produce.

5515. What is the description of soil on which it is sown?—Upon my land it is on all the soils of the farm, because I grow it in every part of the farm in succession; it is a plant that stands three years, therefore as I pursue the growth, it comes in rotation throughout the farm.

5516. Have you upon that farm different soils?—Yes.

5517. What price do you now get for your wheat?—I think the best price I obtained last week was 58 s. for the best wheat, from that down to 50 s.

5518. Is there any wheat in the market sells higher than the Isle of Thanet wheat?—Yes, I believe we consider generally in that part of the country the wheats grown in the neighbourhood of Herne and of Chislet are of the best quality.

5519. Better than the Lincolnshire?—Yes.

5520. What proportion of value does that bear to the best Dantzic?—I think somewhat inferior to the best Dantzic.

5521. Was that sold for seed or for the millers?—Sold for the millers.

5522. Would the average of your last year's crop now fetch 58 s.?—Oh no.

5523. What do you think it would fetch?—Fifty-four shillings; the wheat I alluded to at 58 s. was the best white wheat; but of course a large proportion on the poorer soils is brown wheat, and that, unless it is of the best quality, is generally from 6 s. to 8 s. a quarter less; so that, taking the average, I reduce it to 54 s.

5524. What would the wheat that sold for 58 s. a quarter weigh per quarter, Winchester?—Sixty-three pounds a bushel.

5525. Is the Isle of Thanet generally unenclosed?—It is.

5526. Which perhaps causes the land to let at a lower rate than it would otherwise do?—No, I do not think that has anything to do with it.

5527. Does not it prevent the depasturing of sheep and cattle?—They are generally artificially enclosed with hurdles where they are so depastured.

5528. That is attended with more expense?—Some more expense.

5529. What did the land which you value at 36 s. an acre let for when corn was selling at a high price, during the war?—In all probability it would let high; I should not have hesitated during the war to have given 50 s. an acre for it.

5530. What do you think it would then have let for?—I should say 50 s.

5531. Is that land titheable?—All rectorial tithes are taken in kind throughout the island.

5532. By whom?—By lay impropriators; nearly all the parish in which I live is now under the lay impropriation of Salmstone Grange; they take the tithe of corn, cinquefoil, clover, trefoil, and in fact every sort of produce in kind.

5533. At what should you estimate the amount of tithe so taken per acre?—That would depend upon the mode of cultivation, and also upon the fertility of the soil; if I confine myself to my own farm I am speaking then to positive facts; for my own farm I should conceive they take as much as 15 s. an acre.

5534. Is your farm of the best quality of soil?—Some of it, and some is not; it is about the average of the Isle of Thanet.

5535. Is it cultivated in a liberal manner?—I generally endeavour to do as well as my neighbours, and I think I succeed as well.

5536. Do you think that the Isle of Thanet is expensive to cultivate, or not?—I do not think it is very expensive; it is subject to annual weeds, but we drill a great deal, and that has a great tendency to clear us from the troublesome customers we have among our corn.

5537. Has it been the custom for years that the tithes have been taken up in kind?—Yes, ever since I can remember.

5538. Do you mean that there are no instances of compositions between the tithe-owner and the occupier?—There is no composition for the rectorial tithes anywhere; they are all taken up in kind.

5539. Has no attempt been made at an agreement between the tithe-owner and the tithe-payer?—It is utterly impossible; they have their homestalls and every accommodation for taking it home; they will make no composition for tithes unless it was at a value which would not be advantageous to the farmers; they make a great deal of straw of course at our expense.

5540. Is there much hostile feeling in consequence of this mode of taking tithes?—

tithes?—We are not very unfriendly, but the clergymen generally compound for the vicarial tithes where they do not happen to fall under the paw of the great tithe taker; we and the clergyman I think generally are under composition, and the utmost harmony prevails; there is no difficulty in coming to a composition with the clergyman. I have paid tithes to both parties, and I must say that the outcry raised against the clergy, as far as my observation has gone, is entirely groundless.

5541. In what proportion is it held by laymen and by the church, in taking the island through?—There is no rectorial tithe in the hands of clergymen, they are all in the lay impropriators. With respect to the vicarial tithes, I think about one-sixth of the island is in the hands of the lay impropriators, that is, Salmstone Grange takes a very large sweep indeed of vicarial tithes.

5542. Are all the tithes in the hands of one great proprietor, or are there many?—There are five or six.

5543. What should you say for the average the island occupiers would be willing to compound their rectorial tithes for?—I should think they would be very willing to compound for 10 s. an acre.

5544. Leaving the tithe-owner to pay the poor-rates upon that, or not?—Leaving him subject to his rates the same as he is now.

5545. Has the existing system of tithe produced no effect on the cultivation of the soil in the Isle of Thanet?—I think not; there are some farms in the Isle of Thanet where one person takes in one parish and another in another, and the farm is in both parishes; where the agreement has not been friendly on the one side, it may have occasioned some little diversion of cultivation, so as to take some little revenge on one party, but I think to a very small extent.

5546. Have you seen the Bill which is at present before the House for settling the question of tithes?—I have seen it.

5547. Do you think it will be favourably received in the part of the country with which you are acquainted?—No, if I have read it correctly; there appears to be no compulsion for the lay impropriators to accept of any proposals, and we are all under the lay impropriators with the rectorial tithes. I think it is extremely deficient upon that, and I think it is very exceptionable in the rule laid down by the Act for valuing; we are to take the average of seven years; I should say the last seven years was the most incorrect to draw a calculation from; I think no calculation for the last seven or eight years can lay down any just rule; it must be incorrect if it is retrospective.

5548. You think last year would be preferable to the seven years before that?—Yes; but I should say that during the last seven years the pressure, having existed to a considerable extent, has in some measure varied the mode of cultivation.

5549. Would not it tend to lower the tithe if there was an inferior sort of cultivation going on, and corn had been lowered?—Keeping the distinction of what sort of tithes, for the present Bill not affecting the rectorial tithes at all in the Isle of Thanet, but coming to the vicarial tithes, they have fluctuated a great deal within the last seven years.

5550. Are they not lower now than they have been?—The value of them is lower than they have been; but if I was to take the value, I should find it fluctuating very considerably in the quantity, as the one or the other bore a preference in value; the soil of the Isle of Thanet is capable of being diversified with respect to its productions; cinquefoil, which is the greatest proportion of vicarial tithes, sometimes that has sold at a very good remunerating price; that has brought more into the market, then it is less cultivated; so that it would be a very difficult thing to draw a fair proportion of vicarial tithes in the last seven years as a data to go on.

5551. The tithes have been lower the last year than previously?—They have been progressively decreasing in value no doubt.

5552. As they have been decreasing in value for the last few years, it would clearly be more advantageous for the tenant that that composition should be made on the last seven years than previously?—The largest proportion of the Isle of Thanet, I believe, is under composition with the clergy, but the whole the clergy possess is but trifling.

5553. If this diminution in the value of tithes is likely to go on, will it not be to the disadvantage of the tithe payer to make a composition, even though it is lower now than at the beginning of the years?—No doubt about it.

5554. With what other part of the county are you acquainted?—My other farm was about two miles on the south side of Ashford.

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5555. Is that in the Weald of Kent?—It is on the borders of the Weald of Kent.

5556. In what state is that part?—Not very enviable.

5557. Are you particularly acquainted with it?—I am; I held 500 acres, or nearly so, 11 years, and at last I succeeded with the proprietors in allowing me to cancel the lease, showing to them the immense losses I have been liable to.

5558. When was this?—I think in the year 1827 it was cancelled, having been 11 years in existence.

5559. For how many years had the lease to run?—Twenty-one; there were 11 years unexpired.

5560. Were they private persons or a public body?—A public body.

5561. What was the state of the farm when you took possession of it?—In a very good state when I took possession of it.

5562. When you persuaded the owners to cancel the lease, was it improved or deteriorated?—It was improved; I had changed the whole mode, and reduced it all to pasture, and kept a quantity of stock upon it; but in the year 1824 I was visited with that fatal disease the rot, which carried away 3,000 *l.* worth of sheep in less than six months; I lost 1,600 sheep from the 10th of October to the 6th of April.

5563. What was the description of soil?—A stiff clay, wet.

5564. What became of the farm after you gave up the lease?—The farm was then divided, and let to two fresh tenants.

5565. At a reduction of rent?—At a considerable reduction of rent.

5566. Can you state to what extent?—I should say one portion of it was let at 33 per cent. reduction, and another portion of it at 20 per cent.

5567. Are the persons who succeeded you in possession of the farm now?—One of them had a seizure upon the farm last year for rent, and I believe the farm was taken from him and let to a relation of his.

5568. What has become of the other?—The other portion of it is still in the cultivation of the person who took it from me, a little more than half of it.

5569. Does he hold at the same rent now he took it at?—Yes; he has about 20 per cent. reduction, something more than that.

5570. One farm is in the occupation of the person who succeeded you; the other has fallen into the hands of the landlord, and the landlord has relet it?—Yes.

5571. Is that at the same rent?—I have heard that it is still at a reduction.

5572. Do you know the condition of those farms now?—I should say the conditions of the farms are not much worse than they were when I gave them up.

5573. What is the state of the parish?—There is no occupier of any extent of land over 40 acres who was there seven years ago; I was there not a year ago and saw the man who followed me in that portion of it, and there have been three different tenants within seven years over three-fifths of the parish.

5574. Is it a large parish?—Two thousand five hundred acres.

5575. Do you know the population of the parish?—The population is something about 350, I think.

5576. What has been the state of the poor?—The poor have been excellently managed, and the poor-rates have kept stationary at 5 *s.* in the pound, at about two-thirds of the value, for 10 years past.

5577. Is that their present condition?—It is; there have been four executions for rent in the parish within the last two years for 800 or 900 acres.

5578. What is the description of land in the parish?—A stiff clay, expensive to cultivate and uncertain in crop; subject to loss from great variableness in the seasons; the last four years have been pregnant with losses such as we have seldom witnessed.

5579. What quantity of wheat per acre will this parish produce?—If I extend it to holdings of 30 or 40 or 50 acres, I should say their average might be three-quarters for the best, for the second two quarters; but I should say the land that would yield three perhaps may be said to take in one-half of the parish; but if I confine myself to a smaller portion, say a few acres in the parish in the occupation of one or two, they may go as far as four quarters, that is the very best of the parish, the Sirloin; I should think that the last seven years the lower quality did not average three sacks an acre.

5580. Do they continue to cultivate wheat upon that?—Yes, they do once in five years.

5581. What is the general course of cropping?—The usual course is fallow for wheats,

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wheats, then clover and rye grass mixed, a few beans, and oats to a considerable extent.

5582. What was the amount per acre of that farm when you took it?—Twenty-five shillings and sixpence.

5583. What did your successor pay?—One paid 17 s. 6 d. and the other 20 s. ; that was taking the best half of the farm.

5584. Assuming the price of wheat to be about 50 s., is this land capable of bearing this rent?—It is my decided opinion that three-fourths of the present tenants will not be there seven years hence.

5585. How can the rent be reduced to meet it?—It is impossible to meet it at the expense it costs them to cultivate it.

5586. Then those lands must go out of cultivation?—I should say there is not one-half of the parish can yield any rent at all.

5587. Are the tithes taken in kind?—The tithes in this parish are compounded for, and at a very moderate rate ; I held the tithes myself after I quitted the farm ; I rented them from the trustees of the rector, and charged the occupiers per acre from 1 s. 6 d. up to 6 s. ; 1 s. 6 d. for all inferior classes, 2 s. 6 d. and 3 s. for the better sort of pasture (there is a very large proportion of pasture), and as high as 4 s. for some of the very best ; upon the corn land I charged them 6 s. an acre upon some, 5 s. on others, and 7 s. on others.

5588. Has the composition, with reference to tithes, continued since you have been there?—There has been a new rector ; he has had a new valuation ; what that is I do not know.

5589. Has this land been cultivated for a long series of years?—For a very long series of years.

5590. For ages?—Yes ; and brought up many families in a comfortable and respectable way.

5591. It is only of late years that there has been this difficulty?—Only of late years.

5592. To what do you ascribe the opinion you have given, that a great portion of this land would not bear to be cultivated, paying no rent at all?—The cost price of the produce must exceed the full extent of value of an ordinary crop when produced.

5593. What is there in the cost of cultivating it now which is so much beyond what it was in those times when you say the people were living comfortably upon it?—There is not much increase in the cost price, but a decrease in the value of the produce, and at the same time it appears as if it had been subject to greater variation of seasons ; if I refer to the last seven years, I should say the deficiency of crop has been so extensive, and so often in succession, that it has borne down the occupier so that he has been left with not only no profit, but considerably minus beyond it, and that has ultimately of course brought him to ruin.

5594. Are not the prices as good now as they were before the last great war, when those farmers were living comfortably?—Yes, but then the rental was very low indeed ; at that time the rental was very low and the poor-rates a mere cypher ; they were nothing at all.

5595. Can you state the comparison of rental then and now?—Not being a renter, or inhabitant of that parish, I only have my information from others ; I wish to speak as far as I can from my own positive knowledge.

5596. Do you think your information is sufficiently accurate to enable you to state the amount of rent in comparison?—The amount of rent has been stated to me upon a very large proportion of the parish at 7 s. 6 d. an acre.

5597. Upon that now paying 17 s.?—Yes.

5598. Is there any alteration in the land in consequence of improved cultivation?—I should say that the soil is very much deteriorated from that state ; the necessities of the occupier have been such that he has driven the land from its own natural bearing.

5599. You have stated that, in your opinion, a great portion of this land would not bear any rent at all?—No.

5600. Is there any one cause of the difference other than the amount of poor-rate, which you say has increased beyond what it was then?—Yes, rent and a deterioration of the soil altogether.

5601. Supposing the farmers, up to the present day, had been living upon the land at rents proportionable to that which can be afforded, would not that have prevented a deterioration of the soil?—If they had not been subject to the pressure

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they have been, the land would have been kept up in its cultivation; but for the last ten years there has been a different character upon the land, every year has been less and less productive, for want of funds in those who have cultivated, to keep up to that state of cultivation it demanded; in consequence of this state of unfriendly condition, it is a very expensive soil to cultivate, and if that expense is withdrawn from it, it goes very rapidly to a state of sterility.

5602. Must not the Committee infer from your opinion that the fact of its being hardly worth cultivating at all arises from the deterioration of quality, which is the result of the tenants upon it being bound for years with a rent they could not afford to pay?—Yes, that combined with additional rates; the poor-rate at the time I refer to, I think I am correct in saying, did not amount to 1 s. in the pound; I have heard of it as low as 6 d. in the pound; that is 50 years ago; then the additional poor-rate, and other charges, which will naturally arise in some way, such as the blacksmith and the carpenter and collar-makers, that have fixed prices, it is a great difficulty to get them back again; they go very reluctantly; it so happens that there is but one of each description in a place; the blacksmith and carpenter, and so on, are very important to you; he knows you cannot take your horses five or six miles to get them shod; the bills paid by the present occupiers compared with those fifty years ago are more than they were; there is a combination of circumstances.

5603. Where prices once fix themselves with those country tradesmen, it is difficult to bring them back?—Yes, there is no competition.

5604. The alteration of the value of money has left prices which affect the expenditure of the farmer which have not been reduced in proportion?—Just so.

5605. You have spoken of a parish with which you are particularly acquainted, near Ashford; is it singular, or is there any district of the county you know to be in the same state?—I there took a district of some thousands of acres, from that leading into the Weald of Kent, not only in that condition but in a much worse.

5606. Do not you say that seasons for the last four or five years have had a very unfavourable effect upon this parish?—They have; not only upon this parish, but the whole Weald of Kent, and any land of this description.

5607. Was not the last harvest a good one?—The last harvest was a very good one; I have known the Isle of Thanet forty years, and never knew a year so good.

5608. Was not that spread over the Weald of Kent?—Not to the same extent, that not being so fertile and friendly a soil.

5609. To what extent should you say the produce of the last year exceeded an average harvest in the Isle of Thanet?—I should say one-fourth part, I may say one-fifth certainly, and I think, as compared with 1831, the crop of 1832 was nearly in the proportion of two to one.

5610. You state that there has been a failure of Lent crops the last four or five years?—Yes, on the heavy soils.

5611. By Lent crops what do you mean?—I mean oats and barley, and beans and peas.

5612. Do any articles of agricultural produce come from France?—I believe none from France; I am not aware of any agricultural produce coming from France.

5613. Neither small nor great?—No.

5614. You state that the blacksmith, carpenter and collar-maker charge a higher price than they ought to do in comparison to the wholesale prices?—Yes.

5615. Do they grow rich?—No.

5616. Do you suppose their bad debts are great?—Yes, I suppose they are more than formerly.

5617. Are they obliged to charge more in consequence of their bad debts?—There have been several failures, and they have suffered in those failures; but in respect of prices in proportion to the raw material, that is very small; it is in the labour, and they have not reduced their journeymen's wages, and their profits, in proportion to the reduction of agricultural produce.

5618. Taking their bad debts into consideration, do you think they could afford to sell their goods at a lower price?—I do not know, but I know that where there is competition they are sold at a lower price; I can buy in London articles for 3 d. which I give 8 d. for at home.

5619. What description of articles?—The iron work for our machinery.

5620. Do

5620. Do you include horseshoes?—No, they are generally at the same price in the towns; but the iron work for carts, and so on.

5621. The dealers have bad debts in London too, have they not?—Yes, I presume so.

5622. Have you found much reduction in the prices of articles of leather since the taking off of the leather duty?—I believe our collar-makers have advanced their prices from that period; but I refer particularly to the great advance we pay on the price of iron.

5623. Generally speaking, the retail prices, in which the agriculturist is interested, have not fallen in proportion to the wholesale prices?—Certainly not.

5624. Suppose there was an increase in the wholesale prices, do you suppose the collar-makers and blacksmiths, and so on, would increase their prices?—I think I can prophecy so much as that; I have very little doubt of that.

5625. Those prices were very little higher when wholesale prices were higher?—Very little.

5626. Do you think if debts were paid as they were 15 years ago, they would have the same interest in raising their prices?—I suppose their bad debts must make some difference, but not to any extent.

5627. Is the expense of labour on the farm different from what it was formerly?—Yes; I go back 50 years; my father paid his labourers 1s. 6d. a day, I pay 2s. 3d., and usually 2s. 6d. where it is an able-bodied man; I need not go back further than 45 years, which is within my recollection as to that rate of wages.

5628. This you have mentioned is the usual rate of wages?—Yes, 2s. 3d. appears to be the universal price for an able-bodied man.

5629. Can any able-bodied man insure 1s. 9d. a day through the county of Kent?—No, not the superfluity of labourers; the portion of labour I allude to is that of the steady men, employed from one end of the year to the other, whom we do not suffer to lose a day's work; but our supernumeraries we take according to their ability, and some may be inferior; I never pay a man less than 2s. a day if he is an able-bodied man.

5630. Has the price been increased since what are called the agricultural riots or disturbances?—No, it was so before.

5631. No alteration has taken place in the price of agricultural labour in consequence of those disturbances?—Not in the Isle of Thanet.

5632. Were there any disturbances near Ashford?—Not immediately in that neighbourhood, in the parish I allude to they were very quiet.

5633. You state that the great tithes in the Isle of Thanet are invariably taken in kind?—Yes.

5634. You have spoken on the subject of tithes; you have no interest in those tithes?—No.

5635. You stated that some of the rectorial and also some of the vicarial tithes were held by Salmstone Grange?—Salmstone Grange, which is situate near Margate, and which extends its vicarial power over three or four parishes, takes them in kind always, about one-sixth of the Isle of Thanet; Salmstone Grange, both the rectorial and vicarial, but every other part of the Isle of Thanet is compounded for with the vicar.

5636. Has that composition varied year by year, or been for a term of years?—It has been pretty stationary; where there has been a new incumbent there has been a variation; the last change which took place was in the two parishes adjoining, and I was employed by the vicar to adjust the tithes between himself and the inhabitants; he expressed a wish that no alteration with respect to the quantum should be made, but if I observed any inequality I should make it equal, he did not wish to increase it in either parish; the farmers felt that they were upon the whole very moderately dealt with, and they desired that in the valuation for an *ad valorem* rate he should not be put into the rate, that they would pay the rates for him if the composition continued the same, and with that he was satisfied.

5637. Would there be any dissatisfaction in that composition being made permanent?—No, I think both parties would agree; when I say permanent I should say for seven years; I think it would be unsafe for either party to make a contract for any time beyond seven years; such is the uncertainty of our prospective matters, that I think all farmers would hesitate, and probably the vicar also.

5638. Suppose the money account were measured by a corn-rent, varying only in the price of corn, would there be any objection to that?—It is not corn that I am alluding to, because the vicarial tithes only are those which the clergyman has anything to do with; the rectorial tithes are all in the hands of lay impropriators.

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5639. You say you recollect the wages paid by your father were 1 s. 6 d. a day, and that to able-bodied men in the same capacity you now pay 2 s. 3 d.; do you remember the prices of the principal articles of clothing and subsistence used by your father's labourers as compared with the existing prices?—I should say the articles of clothing were dearer in those days than now; I should say that food was cheaper, malt also was much cheaper, it was before the high duty was levied upon it, and every man had a barrel of beer in his cellar; now I do not believe there is a barrel in any labourer's cellar in the Isle of Thanet.

5640. What is the meat they eat?—When they can obtain it, it is pork; that is dearer; it was 5 d. a pound; it is now 7 d.

5641. Is fuel cheaper?—That is about the same, it has been much higher; coal has fallen of late; I should think there is very little variation; I think the price of coals was then from 30 s. to 32 s., they are sold now in the market at 28 s.

5642. Recollecting the prices which your father paid, and the prices you paid for the articles of consumption, and comparing those wages and prices with the present wages and present prices, should you say upon the whole the condition of the labourer in full employ was better or worse than at the present moment?—I think the condition of the labourer in full employment is quite as good as it was at that day, but those who are subject to the fluctuation of employment are in a much worse situation; at that time there was no superfluity of labour.

5643. Bring that comparison of labour and wages down to the present time, and compare the situation of the labourer with his condition at the end of the war; with higher probable wages and higher prices with the present, was his condition better or worse then than now?—I think his condition was better then than now; I paid every labourer 3 s. 6 d. a day.

5644. What was the price of pork then?—7 d., 8 d. and 9 d. a pound; pork is a very fluctuating article; if it becomes a profitable production, large quantities are speedily reared and brought into market; it is not so with mutton or with beef; I am now carrying my recollection back to the war, say in 1812; I have known pork to be 9 d. a pound by the whole side, nay, even 10 d., and at the same period I have known it so low as 6 d. or 7 d.

5645. What is the price of a quart of ale?—Four pence.

5646. What was it in 1812?—Sixpence; we have various prices now, but I confine myself to the same quality.

5647. What is the clothing of the labouring classes, woollen or cotton?—Both; they have of late preferred cotton rather beyond woollen.

5648. Do you recollect the prices of articles of cotton in 1812?—I should say it was double then what it is now.

5649. Shoes?—Upon shoes I think there is not so great a variation; I should say one part in six.

5650. What are the other articles of their diet besides pork?—If they cannot obtain animal food, of course bread and cheese and butter; but if they can obtain animal food, they always prefer pork to any other.

5651. Do you recollect the prices of bread and cheese and butter in 1812?—Yes, the same description of cheese now bought for 6 d. a pound was then bought for 8 ½ d. and 9 d.; I speak of the low Dutch cheese, which they most generally consume.

5652. Butter?—In butter there is not so great a variation; they are obliged to give 12 d. a pound; they cannot get anything below 10 d. fit to eat.

5653. Recollecting the price of articles most consumed then and now, do you still think their condition was made better in 1812 than it is at present?—Oh yes, there is no doubt of it.

5654. What is the price of the gallon loaf now?—I cannot say; we never buy any bread.

5655. Supposing a man has a wife and four children, what quantity of bread will they consume?—They will consume much about a quartern loaf per day.

5656. What is the price of the quartern loaf?—I think about 10 d.

5657. Their bread will cost them 5 s. 10 d. a week?—Yes.

5658. You pay them 13 s. 6 d. a week?—Yes.

5659. That leaves, after the payment of the bread, the clear sum of 7 s. 8 d.?—Yes.

5660. They have that to expend on the other necessities of life?—Yes.

5661. What was the price of bread when you paid them 3 s. 6 d. a day?—It was exceedingly fluctuating; in 1800 the same loaf was 20 d.; I think that lasted but

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but a little while; if I took an average of somewhere about 14 or 15 years, it would be different. I continued for seven years to pay them the 3 s. 6 d. a day; I think that during the seven years I paid them 3 s. 6 d. a day the average; but I am speaking a little without calculation; supposing I was to exercise my best judgment it would be about 15 d. for the quartern loaf during those seven years; sometimes it was 18 d. and 20 d., and sometimes down to 1 s.

5662. Bread for a man and his wife and four children would of course at that time at that rate cost about 8 s. 9 d. or 9 s.?—Yes; then he has 12 s. to go to market.

5663. Was he better off with the 12 s. to go to market than now, when he has but 7 s. 8 d.?—No doubt he was better off with the 12 s.; I have looked at the whole of this question, and having taken it in every way, I think that their condition was evidently better; I know that there was not so much complaint, and that the men were better satisfied.

5664. They could get more of the comforts of life at that period than now?—Yes.

5665. Was not it the fact that there was more employment for the whole family, for the children?—Yes.

5666. There is not now employment for the whole family?—Not quite; but we make it a rule for all the extra labour, such as weeding and grass-picking, to employ the children of our labourers before we go elsewhere.

5667. From your general impression, did the labourers drink as much ale in 1812 as they do now?—I should think they drank three quarts to one.

5668. Notwithstanding the price was then 6 d. and it is now 4 d.?—Yes.

5669. Do you think they ate as much meat then?—I think they had everything in greater abundance.

5670. You have stated that the clothing was dearer formerly than now?—Yes.

5671. Was not that clothing knitted at home?—The largest portion of stocking work would be, but now it is to be purchased cheaper than it can be made.

5672. Are the wives of the labourers who knitted those stockings employed now?—Generally speaking the women are employed; I confine myself to the wives of the steady labourers I before alluded to.

5673. Formerly there was no person out of employment you say?—No; if I am to average the labourers I find a very large disproportion in their situation, because then I must take into the account those living on the parish fund, where it is resorted to in a greater comparison.

5674. Suppose there were no poor-rates and all the labouring classes were in a state of comparative employment at full wages, and that the women were not fully employed, would they not be more profitably employed in knitting the stockings, although they can be purchased at a comparatively lower price?—No, I think the raw material would be very near the manufactured price; but if the labour were reduced so as to bring all to a level, the whole would be in a wretched condition, taking them away from the poor-rate.

5675. Is there anything to prevent their knitting their stockings at home now if they think fit?—No.

5676. Then if they do not do it now and did it formerly, is that not a proof that they have a more profitable employment of their time?—I do not know that it is more profitable.

5677. They find that they can buy them cheaper than they can make them?—Yes, calculating anything for their time.

5678. Does not their being unable to buy the raw material but at a high price prevent them?—That is the effect.

5679. There has been a great fall in the price of the raw material?—Yes; but a greater fall in the price of the manufactured article.

5680. You do not think that wages have fallen in proportion to the price of produce where labourers are employed?—No.

5681. Is that a state of things likely to continue?—It must continue, for there is no remedy; if I do not pay them, they must be paid out of the poor's-rates; they must be sustained.

5682. Is not that breaking down the capital of the farmer?—Certainly.

5683. Do you know the state of Dovor?—I do not know its peculiar localities.

5684. Is it in a better state than the rest of the country?—No, it is in a deplorable state; the farmers are going out of their farms in every direction, and they remain unoccupied.

5685. Are your labourers in parishes very much altered in number, or do you think the farmers employ fewer than they did in former times?—I should think the

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number of labourers is somewhat increased; the population altogether is increased, and the labourers in that ratio.

5686. Do you think the farmers employ the same number as they did formerly?—Yes, more; I employ more than my father did on the same land myself, for I have farmed in a higher style and have not shrunk from it at present.

5687. Did you hear complaints of a surplus population in those times you speak of?—Not a syllable.

5688. Do you suppose the difference between those times and the present has been merely from the increase in the number of people?—No; it has been because the value of produce is not equal to the additional labour that was well bestowed when the produce sold at a high remunerating price; it was scarcely possible to bestow too much labour, for every shilling expended brought back two shillings.

5689. The farmer does not now employ the same labour he did?—No.

5690. You never recollect a year in which the produce was so great as last year?—No.

5691. How do you account for that?—The very congenial season; a winter mixed with some frost, some rain, and some fine weather, not an excess of either; a very beautiful spring, mixed also with rain and sunshine, and so on, from the time the corn was put into the ground until the harvest; there was no check of any kind whatever, it went on in a prosperous way from seed time to harvest.

5692. Do you consider that there is much stock of corn on hand in the hands of the farmers in Kent?—Oh no.

5693. How does it happen that with so low a price of production the farmers have so little stock in hand?—No farmers have the power of keeping corn, unless I refer to those who are in an opulent state, and can afford so to do, or a man occupying his own farm with an independent fortune.

5694. What is the prospect of your crop?—I should say it never bore a much worse appearance for all descriptions of corn. I never saw in the Isle of Thanet at this period worse, when the wheat is putting forth its blade; I never knew it so spotty and unpromising.

5695. Is that the case in the rest of the county also?—Yes, there are some few exceptions; in the rich soils of the country, where they are cool and more moist, they are better.

5696. Do you consider them past recovery?—Yes, past recovery; the barley is not past recovery, but the wheat is putting forth its ear at a few inches from the ground.

5697. How are the oats?—If I go through the Isle of Thanet in the districts I have been speaking of, they are cutting a most miserable appearance; they can never realize more than the seed put into the ground.

5698. Has there been any consolidation of farms in the county of Kent, so that two have fallen into the hands of one person?—No.

5699. Are they smaller or larger than in other counties?—I should say, in comparison with others, smaller.

5700. What are the largest farms in Kent?—The largest farms in Kent are from 500 to 700 acres, and very few of them; the greater proportion is about 250 to 300.

5701. Are the small farms more easily let than the larger?—Yes.

5702. They pay their rent better?—Yes, the larger the farm the larger the loss now.

5703. Used it to be the habit of farmers there to have large stocks in hand?—No, I never knew large stocks of corn kept there.

5704. Have you known them larger five or six years ago than now?—Yes.

5705. To what do you ascribe the diminution of stock?—I ascribe the diminution of stock to the necessity of the farmer obliging him to take it to market.

5706. Do you suppose he has less capital than he had?—Yes.

5707. To what extent is their capital now, as compared with what they had?—I should say that taking the county of Kent through, there is not one tenant in three that is solvent.

5708. You have spoken as to the season of 1832 being very productive; suppose you had had the same season 15 years ago, do you think you would have had a larger or less crop than last year?—I should say it would have been a larger, because the land was in a much better state of cultivation than now.

5709. You state that the land will hardly bear any rent at present prices?—Some land of cold soils.

5710. Suppose there had been no pressure of rent for the last six years, and the poor-rates

poor-rates had been the same, do you think that this land would bear the rent of 50 s. a quarter for wheat?—No.

5711. You think that those lands must go out of cultivation?—Yes.

5712. That land did bear a rent of 7 s. 6 d. an acre?—Yes.

5713. Would it not bear the same rent now?—No, because there are such expenses, the poor-rate, and so on, and a great deterioration of the land has taken place, which prevents the farmer meeting those expenses.

5714. Is there any difficulty in selling land in the county of Kent?—Not in the Isle of Thanet.

5715. It sells readily?—Yes.

5716. At how many years' purchase?—I do not know that we have had any sold lately to fix a data; but supposing I were to value it, I should say at 26 or 27 years' purchase at a net rent.

5717. During the time of war did it sell for a greater number of years' purchase than that?—Yes, it sold for 32 years' purchase.

5718. How does it sell in the rest of the county?—There it is a very great drug in the market.

5719. There is great disposition for sale?—Yes, there is no difficulty in laying out as many thousand pounds as any one pleases.

5720. Do you know of there having been sales within these two or three years?—No; but there was a purchase of 900 acres in that parish some years ago, and I think, from circumstances which have lately transpired, there would be a cheerful compliance with any reasonable offer for that land.

5721. To what do you ascribe this great fall in price?—The fall in the price of land is in consequence of the low value of produce; the price of the produce must fix the value of the land.

5722. Do you think the uncertainty with regard to the corn laws has anything to do with the price of land?—I think that necessarily operates in some measure, the law being so often varied has a prejudicial tendency; it leaves an uncertainty; it is a sort of fearful enterprise; we do not know what to do; I should hesitate on taking a farm at a long lease very much indeed, from the uncertainty of protection, which has been varied from time to time.

5723. Do you think farmers are inclined to take leases?—They are not inclined to take them for more than seven years; 21 years' leases used to be general, but that has very much fallen off.

5724. Were the landlords inclined to grant those leases?—Yes; I must go back to the date of forty years, that is previous to the war; when the prices during the war were on the rise, the landlord perhaps was as unsettled, as he did not know whether they had got the real value, as the tenant; he was then more inclined to fix a short period, but previous to that 21 years was the term.

5725. Which was the most anxious to get a lease?—During the war the tenant was most anxious, now the landlord is.

5726. Have you any instances of leases now?—Very few indeed.

5727. The uncertainties respecting the corn laws and the present state of agriculture have produced the almost entire giving up of the giving and taking leases?—It produces so much caution in the parties making the contract, I mean particularly the tenant, that I think that is the principal cause why leases are not so much sought for.

5728. Do you think that they cultivate that land as well without leases as with?—Yes, I think at the present time, for the price of produce will not admit of a high cultivation, and it must be to the interest of every man to keep up to a certain standard, and that he will do without a lease.

5729. What is the lowest price of wheat that will bring all the labourers into work again, and put the land into cultivation?—I think 70 s. a quarter; if wheat was at 70 s. a quarter, and barley at 35 s., and rents were proportionate to the pressure to which the landlord is liable, I think every labourer would have employ, and land be again improved in its state of cultivation.

5730. Has there been any alteration in the morals of the lower orders since they have been out of employment?—I should say that the morals of the lower orders are exceedingly demoralized indeed.

5731. Have there been more persons committed to gaol in your neighbourhood since the people have been out of employment?—No; they amount to petty thefts; larcenies have been more prevalent, and it is the natural consequence of surplus labourers being congregated together on roads, gravel pits, stone quarries; and the

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vicious will corrupt those less so, and that has a great tendency to demoralize the country.

5732. You have spoken of your knowledge of arable farms, do you know anything of grazing farms?—Not personally.

5733. Do you think a speculation on a grazing farm is as bad as you have made it out to be on the arable?—No, I think not; I think it is a better speculation.

5734. You have spoken of the rot in the neighbourhood of Ashford?—That is of very rare occurrence; there was 40 years between that occurrence and the previous; but that is an insulated place; when I speak of a grazing farm, it should be a healthy farm.

5735. You take into consideration its being a healthy farm, and put out of consideration its liability to casualties?—I should take all circumstances into consideration.

5736. Do you found your opinion of grazing being more profitable than arable husbandry on the ground of cattle having borne a higher price of late?—No, but it is not subject to the same casualties of seasons; the fluctuations of crops are greater, the uncertainty of this crop or the other is greater, and though the profits of grazing, perhaps, have not exceeded, I think they have had losses in grazing as well as in farming; but they are capable of being obviated in a variety of ways, either converting it into dairy or hay, or by beasts or sheep, and not subject to the same casualties that a cultivated farm is.

5737. The land does not require such immediate attention?—No.

5738. Do you think there is a greater outlay of capital on those grazing farms, in consequence of the death of the flocks?—No, I should think not.

5739. Do they not drain them?—Yes, partially; but it was not in consequence of their wanting draining; the rot took place in Romney-marsh; it was not a wet soil, but it was the surface which was kept saturated in the month of July and August, which appears to be the time when the disease commences.

5740. The rot took place in every description of land, did it not?—Yes, it took place on land where it was never known before.

5741. Are your sheep brought up from the West?—No, from Romney-marsh.

5742. Do you find a greater difficulty in letting corn land than grazing land?—I should say a grazing farm would let somewhat more readily than a cultivated farm.

5743. There is an uncertainty, you say, in the tenant's mind as to the price of corn, from the fluctuation of the corn laws, and that same principle will not attach to the importation of cattle; do you think the farmer of a grazing farm feels more certainty on that account in taking his farm?—He feels more certainty with respect to grazing land than he does on cultivated soil, inasmuch as they cannot guard against those fluctuations of the corn laws, nor the fluctuations of the casualties of seasons; both operating together of course makes them prefer a grazing to a cultivated farm.

5744. If there was an importation of cattle from abroad, do you think both would be equally affected?—If it went to any amount; particularly fat cattle.

5745. Do you know any instance of a lease having been granted since the year 1829?—Yes, I know two.

5746. Who paid the expense of those leases?—I do not know positively, but I think the rule with that landlord and his tenants is, that they are paid equally between them; I am speaking only from information.

5747. Those leases were granted by the same landlord?—Yes.

5748. Do you know any instances of tenants broken up from a destruction of their capital?—Yes, two.

5749. Men of prudent habits?—Yes.

5750. Men of frugal habits?—Yes, they never had any other.

5751. What has become of those men?—They are breaking stones upon the roads, whose families were in comfortable and good circumstances; I know several that are now so employed, men of prudent habits, men to whom no improvidence whatever could be attached.

5752. Whose misfortunes were occasioned by the pressure of the times?—Entirely by the pressure of the times.

5753. Should not you say that almost universally in the district you are acquainted with, owing to the falling tendency of prices, the tenant has been every year rather over-rented?—Yes, I should say there has been the same pressure, and is now; but that is finding its own level very fast indeed.

5754. But

5754. But while it is finding its own level is not the tenant finding his ruin?—Of course he is suffering while it is finding its level.

5755. Is not that the inevitable consequence in every country where there is a declining value of land, the tenantry must be in a distressed state?—I should say, as a natural consequence, that in a declining state of agriculture, supposing it is retrograding, unless the landlord anticipates a change of things *instantly*, there must be a suffering on the part of the tenant.

5756. Is it in the nature of things that to any great extent the landlord can meet *instantly* that decline of rent; is it not in the nature of things that he should wait the experience of a few years before he comes to act on any decline of that description?—There is no question of that; he has a hope, perhaps, as the tenant has, that some two or three years hence it may be better; but as it has been proceeding gradually worse and worse for eight years, the hope appears to be further removed than ever now; rents are finding their level very fast.

5757. Supposing it were possible that every year a person of reasonable intelligence could have interfered and settled an equitable rent according to what the farmer could fairly afford to pay in that year, would not the tenantry of the country have been in a state of comfort?—They would have been in a better state than they are now, but I do not think on some farms, in some situations, any reduction of rent would have saved them from ruin. I think the pressure has been so excessive, arising from the variety of circumstances I have before stated, that any diminution of rent would never have kept them in their situation.

5758. In the Isle of Thanet many persons cultivate their own property?—Yes.

5759. Those persons are in a worse state than they were?—I think they have less capital.

5760. Do not you think it was difficult for landlords to foresee a fall taking place gradually in their property, so as to make the fair adjustment which ought to have been made?—I think there was a very great difficulty, seven or eight years since, in seeing the present day; but for the last three or four years I have had no difficulty in saying things will yet become worse, and I say now we shall be worse next year and the year after.

5761. What reason have you to suppose we shall be worse the next year and the year after?—Because the same causes which exist now will exist then. I see no reason to hope to the contrary; and we know the longer the disease exists, the more difficult it is to cure, the greater hold it takes on the system.

5762. Is that to take place from the general lowering of prices, or what other causes do you expect to produce it?—I think the same causes will exist that do at present, unless some steps are taken by Government, and that I am afraid will lead me into a topic of another nature.

5763. Will you have the goodness to state your view?—I am aware there is a great variety of opinions as to the causes of the present state of the country, whether agriculture or any other pursuit. I have made up my mind decidedly on the cause, and have done for years; I ascribe it to the destruction of confidence, and the diminution of circulating medium.

5764. Explain what you mean by “the destruction of confidence?”—That the pressure of the times exists in consequence of the instability of every man’s circumstances; where could be borrowed, I think I have stated, 1,000 £. without any difficulty 20 years ago, it would now be a great difficulty to borrow 100 £.

5765. Is not that rather the effect than the cause?—No; it shows the destruction of confidence; and if I ask the assistance of a banker, either by discount of bill or any other way, I lose that which would be so much assistance to me.

5766. Have you tried, within the neighbourhood with which you are acquainted, the labour-rate?—No, we have not; I have had a much better plan, I think, than that for the management of the parish in which I reside for these 12 or 13 years.

5767. Is it a large parish?—It contains 10,000 inhabitants. Until within the last three or four years, when I declined it, I saw very clearly that great impositions were practised on the parish officers by the application of idle parties who pressed for relief, when it was their own idleness brought forward the application. I therefore established two mills within the parish yard, and hired 70 acres of land, and in one way or the other we were enabled to give employment to every applicant, and gave none of them relief without that employment first being given by the parish; so that if they applied to-day in great distress, they might come to work to-morrow, and in the middle of the day be paid a portion of their wages; and what with the employment of the poor on the land and the mills, we lowered the rates in some few

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years from 25 to 30 per cent., and have continued to keep them in the position in which they stood. I think the labour-rate in some parishes may be beneficial.

5768. If there were a great rise of price, that would not be necessary?—No, if it was 70s.

5769. Which would be most beneficial?—If I had my choice I should raise the price of produce, for I should have the benefit.

5770. How would you raise the price to 70s.?—Without touching upon a subject which I believe the Committee would not feel to be quite correct, I do not think I could answer the question. I should certainly establish a banking system throughout the country; that would be very soon felt in the country.

5771. How do you think the prices have been lowered so much?—By the diminution of the circulating medium; what has lowered agricultural produce has lowered everything else.

Jovis, 13^o die Junii, 1833.

THE RIGHT HON. SIR JAMES GRAHAM, BART.

IN THE CHAIR.

Mr. Joseph Lee, called in; and Examined.

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5772. WHERE do you reside?—I reside in Malpas parish; it is partly in Cheshire, and partly in the county of Flint; the part in which I reside is in the county of Flint.

5773. With what counties are you most acquainted?—Flintshire, Denbighshire, Shropshire, Cheshire and Montgomeryshire.

5774. Have you yourself been a practical farmer?—No, I have not; I farm very little indeed.

5775. Have you given much attention to agriculture throughout your life?—I have been employed in it ever since I was 16, as an agent and land valuer, in the letting of farms and letting of tithes.

5776. From the earliest period of your being so employed have you known the counties you have just specified?—Yes; I have known Cheshire, Shropshire and part of Flintshire from the year 1781, about 50 years, when I first began to be employed, and Denbighshire and Montgomeryshire for about 30 years.

5777. You have watched the progress of agriculture throughout that period in those counties?—Yes, I have, more or less.

5778. Do you know all those counties equally well?—No; I am better acquainted with Cheshire and part of Flintshire and Shropshire, and Montgomeryshire and Denbighshire I have had a good deal to do with, but I am most acquainted with part of Flintshire, Shropshire and Cheshire.

5779. In Cheshire there is a large proportion of grass land, is there not?—Yes, they are principally on the dairy system, and cheese.

5780. The proportion of grass to arable is greater in Cheshire than in the counties around?—Yes, more than in any other counties I am acquainted with.

5781. Cheshire has partaken of some advantages in consequence of its contiguity to a manufacturing district?—Yes; but it has lately suffered greatly from the importations from Ireland; there is such easy access from Ireland by the steam-packets that they will bring carcasses killed in Ireland and sell them in Liverpool; that has materially affected the farmers in our part of the country, who used to supply those markets with beef and mutton.

5782. The railroad has let them into the heart of the manufacturing district?—Yes, and very extensively indeed by canals.

5783. The soil of Cheshire generally is a strong clay?—Yes.

5784. Very tenacious of wheat?—Yes; some very good clay, and some very poor thin clay, which we consider the poorest soil we have.

5785. What was the year when you first became well acquainted with the general cultivation of Cheshire?—I should think about 30 years back, or more.

5786. That was in the middle of the war?—Yes.

5787. From that period, when you first became well acquainted with the general cultivation of Cheshire, to the present time, has the culture of the soil been improving,

ing, stationary, or at times retrograding?—It has been improving gradually, but there has not been that improvement I think in Cheshire that there has been in many other counties; they are not so active and industrious a class of people as in some of the tillage parts of the country.

5788. You say that, upon the whole, the improvement has been progressive; has it been uniformly so?—I think it has.

5789. Without intermission up to the present time?—There have been some checks at different periods, owing to the prices being higher or lower.

5790. What are the important periods when those checks took place?—I do not exactly recollect the years, but the year 1816 was a very bad year, a very wet season; it caused a great deal of loss to the farmers.

5791. Since 1816 have there been any considerable checks of long duration?—Yes; about the years 1820, 1821, 1822 and 1823, the price of produce got remarkably low indeed, and the farmer was suffering very much; in 1824 it got up again; it rather mended.

5792. Has there been any check since?—Very little till just lately; there is a very great check within the last year, particularly in the cheese, which is the principal thing the Cheshire farmer looks to for his rent.

5793. Can you state the average decrease in the price of cheese since the termination of the war to the present moment?—I should think it would be nearly 20 s. a cwt.; the price was then at 4 l., and it would be something like 25 per cent.; it is reduced to 60 s.

5794. Has a reduction of rent at all corresponding to the decrease in the price of produce taken place, speaking generally, in Cheshire?—There has been very little reduction of rent made, I think.

5795. Though the staple produce of the farmer has diminished 25 per cent., the rent has, generally speaking, not been reduced in the same ratio?—No, certainly not.

5796. What is the effect upon the farmer of that state of affairs?—With many farmers it has had a very sad effect; they are many of them nearly ruined at this present time.

5797. Have many been ruined?—Yes, a great many that I recollect, or nearly so, and I think this year will try a great number.

5798. Have they been living on their capital largely to your knowledge?—They have lost the greater part of their capital.

5799. You have mentioned a decrease in the price of your staple article of produce; what has been the reduction on the wages of the labourer?—Very little; the wages of labourers have varied very little indeed in our part of the country.

5800. Even since the war there has not been much decrease?—It was higher in the war than it is now, certainly, but since the peace took place, in 1815, there has been very little variation.

5801. What was the wages of an able-bodied man in 1815?—About 12 s. a week.

5802. What is his wages now?—About 10 s. and 9 s.; 18 d. and 20 d. a day is the common rate.

5803. The reduction of his wages has not been above one-sixth?—No.

5804. Have the articles used by the Cheshire labourers, the articles of food and clothing, fallen very much since the war?—They have; clothing particularly, and food also in some degree.

5805. What is their diet?—They live very sparingly; butter-milk and potatoes they use a great deal.

5806. Do they eat any bread?—Some of them barley and muncorn bread, and in some parts of the county oat-cake.

5807. Do they eat cheese?—Yes, and butter.

5808. While the wages have been reduced one-sixth, cheese has been reduced one-fourth?—Yes.

5809. Has the reduction in the price of clothing been in the same proportion as cheese?—The clothing has in part lowered, I think, as much as the cheese.

5810. If the staple articles used by the labourers have fallen so much during the war, and his wages has fallen so little, is not his condition better than it was?—I think it is rather better; the labourers in my part of the country are very well off; we always give them employment; I employ a great number myself in different ways. Lord Kenyon and other gentlemen in the neighbourhood have desired me not to let any man want work, and I do not if I can help it. Where the farmers have been in that state that they were not able to employ them so extensively as they had done, the gentlemen have come forward and drained, or otherwise improved some of their estates, which has caused a great deal of labour.

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5811. Speaking generally of Cheshire, are there many able-bodied men, willing to work, out of employ?—No; we have had a canal made through Cheshire, part belonging to the Ellesmere Canal; and the Birmingham and Liverpool Junction Canal has gone through a part of Cheshire, and has employed a very great number indeed.

5812. If the farmer pays nearly the same wages, and the landlord reduces the rent in so small a degree, while the price of his produce is so much reduced, is not that a state of things that must ultimately be ruinous to him?—Yes, no doubt it must.

5813. Is it your opinion that the condition of the tenants, distressed as you describe it, principally arises from the weight of the rent?—Yes, I think it is, the rents being too high in proportion to the sale of produce.

5814. Have you many yeomen in Cheshire, men living on small estates of their own?—Not many, they are generally belonging to gentlemen of large property.

5815. The few that are in that county that are known to you the weight of rent does not bear upon?—No.

5816. What is their condition?—Those that have been provident are pretty well off; where they have been living, which I am sorry is the case with a great many, beyond their means, they are in a very bad state; their property is nearly gone.

5817. You think they were led into habits of expense by high prices, which have not been laid aside when prices fell?—Yes, the high prices from 1810 to 1814; the prices being excessive led the farmers into an extravagant way of living, which they were very unwilling to give up; and they have been spending a great deal more than they ought to have done.

5818. If a yeoman, tempted by the high prices of the war, had borrowed money to improve his little property, what would be the condition of that man with the price falling, the debt remaining, and his own habits remaining the same?—Entire ruin.

5819. Do you know any cases of that kind?—Yes, I do.

5820. Do you know many?—I know several. A great many farmers got a considerable sum of money, and were mad to lay it out in land, conceiving that the best mode of disposing of it; they purchased at very high prices, land at 40 year's purchase, in some instances, and borrowed probably half the money, and soon after the produce sold for so much less than it had done; they had the interest to pay upon the money they had borrowed, and were in such difficulties they were obliged to sell their properties for what they could get.

5821. Have those properties been bought by large proprietors or small?—Very little by small proprietors; they have been generally taken by some gentleman who had an adjoining estate.

5822. The effect of the ruin of small proprietors has been to reduce the number of landowners, not to increase it?—Just so.

5823. You do not think that subdivisions have taken place equivalent to the disappearance of those small estates?—No; I think there are fewer yeomen, men of small property in the county, than I can remember there has been.

5824. Leaving Cheshire, and looking at the several counties with which you are acquainted, does the same observation apply to all of them?—Yes, I think so.

5825. In the district you know the number of small landed proprietors, in your memory, has greatly diminished?—I think it has.

5826. You said that though Cheshire was generally a clayey soil, there was a great variety in the quality of that soil?—There is, in many parts of it.

5827. Can the cold wet clay soil at the present rate of the prices of corn remain in cultivation?—No, I do not think it can; it is going out very fast, the farmers not having it in their power to improve it by purchasing lime and other manure to support it; unless there is manure put in there will be no crop upon those soils.

5828. Must not the land be kept very dry?—It ought to be, and I am glad to say there is a very great spirit gone forth of under-draining, which is the first thing that ought to be done with such land.

5829. Is that expense borne by the landlord generally in Cheshire?—Yes, generally; but both landlord and tenant assist; it is very common for the landlords to find materials: we use tiles nine inches long, and from four to five inches wide, and the landlords have generally paid for the tiles, and the tenant draws them and lays them down.

5830. To keep this clay soil in a good productive state a good deal of hand-labour is necessary, scouring the ditches and water burrowing, is it not?—Yes, particularly

ticularly where it is on a flat, which is frequently the case; on others there is equally a vast deal, unless it is to be under-drained.

5831. Do you observe the same care and attention paid by the tenant to that species of labour upon that land as heretofore?—No, there is not certainly; for those poor clay soils will not now remunerate the farmer for his labour, therefore he neglects them.

5832. In average years what is the produce per acre of wheat on those poorer clays?—From 12 to 14 bushels, or two quarters perhaps.

5833. Suppose the land to be tithe-free, what is the rent?—We have very few tithe-free farms in Cheshire.

5834. Upon those poorer soils paying tithe producing about two quarters an acre, what should you say was, upon the average, the rent?—About 1 *l.* or 1 *l.* 1 *s.* an acre, when let with other descriptions of land.

5835. The Cheshire acre is different from the common acre?—One is more than equal to two statute acres; I speak of the statute acre; very few people now go by the Cheshire acre.

5836. This poorer clay soil, producing in the average season about 16 bushels a statute acre, bears a rent of from 1 *l.* to 1 *l.* 1 *s.* an acre?—Yes; there are few farms but where there is a better description of land than that poor clay; they have some good, and that enables them perhaps to do better; so that in valuing the farm, perhaps those clay soils would not be reckoned at so high a price; we have scarcely a farm that is all of the same quality.

5837. Is not any arable land of peculiar value in Cheshire, there being so much grass land, and so little tillage land?—Yes.

5838. What rent did this land bear at the end of the war?—I do not think, generally speaking, that the landed proprietors of Cheshire raised their rents so high as a great many others did, and I do not think that the rents have varied so much in Cheshire.

5839. You have stated that the rents in Cheshire have not in general been reduced; does that observation apply to the rent of those cold clay lands?—Yes; I do not think there has been anything more than a trifling alteration for years; very few gentlemen took advantage of those high times; they did not last a great while, and they let their farms remain upon the former letting; the greater part at least were not varied in those excessive high times we had, and the farmers had the benefit then of the high prices.

5840. You first became well acquainted with the soils of that county in the year 1800; between the years 1800 and 1814 was there any general rise of rent in Cheshire?—There was partially, but the rents were not, I think, altered very materially; between those dates there were, no doubt, some landlords that took advantage, but in general they were very moderate.

5841. Between 1814 and this present time, there has been no very general reduction of rent?—No, there has not; there have been allowances made by a great many gentlemen in the very bad years.

5842. Is the arrear of rent due in Cheshire large?—I think we have very few arrears now; of the rents I receive, some are considerably in arrear.

5843. You state that you think the capital of the tenant is very much diminished?—Very much diminished; I am afraid upon those poor soils they are hardly going on; I had great difficulty this year in letting those poor clay soils; a farm I used to let till within the last two years, 350 acres, at 1 *l.* an acre, I now let at 250 *l.*; that is just the last year it has varied.

5844. Is the gross amount of produce upon those lands much diminished within the last four or five years?—It is diminishing now upon those soils.

5845. Are any of them going out of cultivation?—Rather so.

5846. Is there any considerable tract which is going out of cultivation?—No.

5847. But the gross produce is diminishing?—Yes, for want of proper manure; and the years 1828, 1829 and 1830 were very bad years indeed for those poor clay soils; they were wet, and produced very little; it was a great injury to those farmers.

5848. The last year was a good year?—Yes, a very abundant year.

5849. Above an average?—Much above an average.

5850. Was the harvest well got in with you?—Some of it; some farmers suffered from the wet, and I am sorry to say a great many suffered from the want of straw to cover their wheat when they had put it into the rick.

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5851. Has

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5851. Has the effect of the last abundant harvest been such as to enable the tenant to put his land into a better state this year?—No, I do not think it has.

5852. What is the prospect of the present year?—The corn looks remarkably well; the country, generally speaking, well; but the wheat is rather thin upon the ground, and I am afraid the barley crops have been much injured by the late dry weather.

5853. Even after the abundant harvest of last year, does your observation apply that the tenant has not been able to give much manure to his land?—They have not been able to carry so much on as the land required.

5854. Have they scoured their land harder in consequence?—Yes.

5855. They have scoured it more?—Yes.

5856. Consequently the land with less manure employed and more scoured has become less fertile?—Yes.

5857. Has that become very much the case?—I think it has.

5858. With respect to the farm you have lately let with a reduction of 100*l.* upon the rent, having had a difficulty to let it, do you recollect what was the rent of that about the year 1800?—It was let on lease then at a low rent; the lease expired probably about 1810.

5859. Is the farm now about to be let at the same amount of rent that then existed?—Yes; the present rent is full as much as the tenant then paid; he had a very low rent.

5860. Are the leases in Cheshire for a term of years?—There are very few leases in Cheshire.

5861. Is it the practice for the farmers to be tenants at will?—Yes.

5862. Are the Committee to understand that the rents which you would now set upon those cold lands are lower rents than you would have obtained and thought it fair to ask in 1800?—Yes; we cannot get so high a rent now as we formerly did.

5863. Your occupation has led you to watch the process of agricultural produce?—Yes, it has, certainly.

5864. Has the price of corn been very steady during the last five or six years, or otherwise?—Steady, I call it.

5865. Do you recollect any period of five years during which the price of wheat has been so steady?—I think it has been steady now almost ever since the last alteration in the corn laws. I think it has varied very little; it has not got up to any great height, nor has it fallen very low. I think the greatest variation has been about 12*s.* on our large bushel, and down to 7*s.* 6*d.* and 7*s.*; that would be about 10*s.* a quarter imperial bushel the highest, and the lowest about 6*s.*

5866. Not only throughout the long period of five years the price has been very steady, but even at short intervals the variation in price has been unusually small?—Very small, I think; I do not pretend to know a great deal about the corn laws, but they have worked well, as far as I am able to judge, since the averages were taken upon the present system.

5867. The price under the present laws being steady, if that continues the permanent price do you think the rents, generally speaking, can stand at the present amount?—No, I think they must be lowered a little.

5868. Speaking generally, what do you think must be the extent of that reduction if the prices of the last five years be the permanent prices in future?—Where the rents have been moderate rents, I should think 10 to 15 per cent. would be a fair deduction.

5869. Speaking of the whole of the district with which you are best acquainted, could you mention the average reduction of rent which you think would be necessary to meet the present price, if it be permanent?—I think it would do at from 10 to 15 per cent., but those poor clay farms would require more.

5870. How much more?—They would require 20 per cent. at least, or 25.

5871. You think on all farms not composed exclusively of this inferior soil from 10 to 15 per cent. would be a sufficient deduction, and on the inferior cold clays from 20 to 25?—Yes.

5872. Do you speak of deduction from the existing rent?—Yes.

5873. That is supposing the rate of wages to the labourer were reduced?—Certainly.

5874. Those rents being rents pretty nearly upon the same level as existed in the year 1800?—Yes.

5875. Can you class the land into three different classes, and state the value of land of the first class, and what it was in 1800?—Probably the highest rent upon the best of the arable land which I am acquainted with would be 30*s.* in 1800.

5876. What

5876. What would be the value of the first class of pasture land?—I am speaking of arable land generally; we have not so much arable land as pasture in Cheshire; we are quite in a mixed country; they depend more on cheese and other produce than on corn. I have let a good deal of arable land. I should say 30 s. would be the highest rent of arable land in 1800.

5877. Of pasture land in the same year?—That depends upon what sort of pasture it is; the best pasture would be perhaps rather more than that; we reckon the pasture land the most valuable; perhaps about 40 s.

5878. What would have been the fair rent of the second class of land in that year?—Perhaps from 20 s. to 25 s.

5879. The second quality of pasture land?—Perhaps about 30 s.

5880. Take the third class of arable?—From 15 s. to 20 s.

5881. The third class of pasture?—That would be probably 20 s.

5882. Are the rents now about the same as they were in 1800?—In many places they are full as high, I think.

5883. The rents you have been stating now as existing about 1800 are, generally speaking, the rents at which the land is now let?—Yes, there is not any great difference; in many cases they are higher.

5884. What do you conceive to be the fair value of your first class of arable land?—I do not suppose it would be worth more than 25 s.

5885. Your first class of pasture?—About 30 s. perhaps.

5886. The second class of arable?—That would not be worth more than 20 s.

5887. The second class of pasture?—That would be scarcely 20 s., 18 s. perhaps.

5888. The third class of arable?—About 12 s.

5889. The third class of pasture?—Fifteen shillings.

5890. You have stated that the distress of the farmer is mainly to be attributed to the high rents?—Principally to the low prices, which will not enable them to pay the rents.

5891. Do you think the distressed state of the farmer is owing to the difference in prices you have stated?—Yes, but there may be other causes which contributed perhaps.

5892. What are those other causes; do they relate to tithes?—No; they have been moderately let.

5893. There is no dissatisfaction upon that point?—No; I have let a great many.

5894. What do you calculate the amount of tithe upon those different descriptions of land?—I think the average in most parts of Cheshire, on grain and other small tithes, does not come to 3 s. an acre.

5895. That you consider as spread pretty equally over the land?—Yes.

5896. Are not the tithes compounded for in Cheshire?—Not generally, they are most of them valued, and let every year; I have let some for five years, and seven years, but generally speaking they are valued and let every year.

5897. Does that course of proceeding, varying year by year, give mutual satisfaction to the clergyman and to the farmer?—Yes. I have been employed very extensively in letting the tithes by different clergymen, and I generally stipulated that I should please myself as to the price I should put upon the tithe, and I have always endeavoured to let them liberally, not at a high rate. I said to a gentleman about 30 years ago, when I was first employed by him, "I suppose you wish every occupier to have his own tithe; I think it very desirable." He said, "I should like to see your valuation before you let them; and I said "Then you will be pleased to send some one else." He said, "What do you mean?" I said, "I will not do it unless I can do that which I feel to be right between you and the farmer;" and he said; "You may do what you like."

5898. Do you find the clergymen and lay impropriators willing to employ you upon those terms?—I have had more to do than I could do, but principally for clergymen; I have refused a great many applications.

5899. The composition being generally annual, and varying from year to year, do you think more content would be produced, or less, by making the composition permanent?—The way in which I have acted is this: it is a very difficult task when persons are extensively engaged in valuing tithe to do justice for the year, for we are obliged to begin too early to judge of how the crops will turn out; we go upon a sort of average, and give each farmer a ticket, stating their tithe is so much; he may say it is rather too high; I say, "You know very well if you have

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cause to complain, I will give you an advantage next year." "Well, sir, we have never found you vary from your word, and we are satisfied." In some instances the crop has turned out better, but in some instances I have had applications from them on that ground, and I have said, "Your tithe this year is so much, and I will take off that." These were persons that I could believe and trust; there are some farmers where that sort of practice would not answer with.

5900. Are you disposed to think that this annual bargain, which leaves an opportunity of adjusting those inequalities, is better suited to general contentment than a bargain finally closed?—Yes, there is great confidence I think.

5901. In calculating the value of land, what price do you fix on wheat?—Our valuations have been at from 60 s. to 70 s. a quarter, imperial measure.

5902. In stating the value of land in your part of the country, 60 s. to 70 s. is the price you have put on wheat?—Yes.

5903. Do you think clay land would pay 12 s. an acre which produces 14 or 15 bushels of wheat an acre?—Some years they have better crops; we reckon about 15 to 16 bushels of our bushels a full average quantity of wheat; that would be about two quarters and a half the imperial bushel.

5904. Do you think if the rents were reduced to the low amount you have fixed them the difficulties of the farmer would be removed?—Yes, I think if the rents were lowered in that proportion.

5905. And if there were no other existing causes?—Yes.

5906. What rate of price for wheat would you have considered a fair one, in estimating rents, in 1800?—I think they were then probably about 60 s.

5907. That was a year of scarcity?—Yes, if confined to that year.

5908. If you took the five or six preceding years, could you have got anything like the average of 60 s.?—No, I suppose not; but I do not recollect the average prices then.

5909. If that be so, supposing that the price of wheat which you would have fairly had in 1800 to be below 60 s., why should there be the reduction of rent now, when you estimate at 60 s. a quarter, as compared with the period of 1800, when it did not bring that amount?—I do not exactly understand the question.

5910. Are you not to be understood that you would now fix the rent of land lower than you would in the year 1800?—Not a great deal lower, supposing the prices of grain were the same in 1800, and now the rents of course will be the same.

5911. Have you considered the average price at which you would have estimated corn in 1800, as compared with the present prices?—I have not compared them.

5912. Are not you particularly open to competition with Irish produce in Cheshire?—Yes, very much.

5913. Do you not attribute the great depreciation in price to the great introduction of Irish produce?—Yes.

5914. That has greatly increased since 1800?—Yes.

5915. That has been gradually increasing of late?—Yes.

5916. Supposing you were in the same case now as in 1800, in respect of Irish produce, do not you think that the lands would bear a much higher rent in Cheshire?—Yes.

5917. Do you think there is any cause which has contributed so much to the depreciation of price in Cheshire as the introduction of Irish produce?—No.

5918. You state that the year 1816 was a year of great depression in Cheshire?—Yes, it was a very wet season.

5919. Were prices high or low then?—They began to lower in the year 1814.

5920. Does the price of wheat generally lower in a wet season?—When it is injured by the wet that of course lowers it.

5921. Does the price of wheat generally lower when there is a scarcity of wheat from a bad harvest?—The quality is generally very bad, and some wheats will not perhaps rise.

5922. In a scarce season has that a tendency generally to raise the price of wheat, or to lower it?—It generally rises.

5923. Notwithstanding the bad season of the year 1816 the price of wheat fell?—It did.

5924. You have also stated that there was great depression in the years 1820, 1821, 1822 and 1823?—Yes.

5925. Had you a bad harvest then?—No.

5926. Was there a much larger importation of Irish corn that year than there was in the year preceding?—No, I do not know that there was. In the parish in which I live, a very large one, it is from 30,000 to 40,000 acres, the tithes I have been in the habit of letting for 30 years now; I begun in the year 1803.

5927. You have stated that the year 1824 was a much better year?—Yes, it was.

5928. Was there much less importation from Ireland in that year?—Not that I know of; but I am not acquainted with that fact.

5929. You stated, in a previous part of your evidence, that the amount in bushels on 12s. per acre land was 14 or 15 bushels; are the Committee to understand that you have corrected that evidence, and state that with our imperial bushel it is 20 bushels?—No, not on those lands; I speak of the average of Cheshire.

5930. Will you state what is the produce upon your best arable land, in imperial bushels?—From three quarters to three and a half, and sometimes four quarters.

5931. You have stated that the rent upon your best arable land is about 25s. an acre?—Yes, thereabout now.

5932. Have not you stated that from 20s. to 15s. an acre was paid on land producing from 14 to 15 bushels an acre?—Yes, from 15s. to 20s.

5933. Is no more rent paid on land bearing 29 and 30 bushels an acre than on land bearing only 15 to 16 bushels?—Of course.

5934. From 20s. to 25s. an acre is paid for land bearing 20 bushels, and only from 20s. to 15s. on land bearing 14 to 16 bushels?—Yes.

5935. Has not the charge for poor-rates very much increased within your recollection?—Very much in some parts; but we are very well off for poor-rates in general; they have not increased in that proportion they have in many other counties.

5936. What has been, within your recollection, the change in the parish you know best; taking the poor and the county-rates?—The poor-rates have been since 1800 nearly double.

5937. Would not that sufficiently account for the fact that the same price of corn would not now afford the same rent as in 1800?—Yes; the poor-rates have been a very serious evil indeed, and they are increasing in most places.

5938. Does not the increased amount of poor-rate sufficiently explain why the same price of corn now would not afford the same rent it did in 1800?—Yes.

5939. Can you state whether there are any other charges upon the farmer which have materially altered in their relative proportion from that time to this?—No; I am not aware of any, of any serious nature.

5940. Do you think the price of labour has increased?—Very little.

5941. Are not the county-rates high in Cheshire?—They vary very much; they are increased very considerably, but they are generally paid out of the poor-rate.

5942. The bridge-rate, and everything of that kind, you include in the poor-rate?—Yes, generally.

5943. In a county where there is so small a proportion of arable land, in letting a farm, do you find it safe to depend upon the price of corn?—No, we go upon the price of cheese more than the price of corn; corn is a very trifling thing in many places in the county.

5944. Have you found practically that the price of cheese or the price of meat varies at all, during your experience, with the price of corn, so that you can place any dependence upon it in letting a farm?—No, I do not think it affects the price of cheese at all; the prices of corn go up and down without affecting cheese.

5945. Does the price of meat vary much with the price of corn?—Very little, I think.

5946. When there is a small farm to be sold in Cheshire, is not there a great competition for it?—There has been, but not now; I offered one this spring, but could not sell it.

5947. Of what description of land?—Poor clay soil.

5948. What proportion does that poor clay soil in your own parish, of from 30,000 to 40,000 acres, form?—One-third probably.

5949. Do you think that proportion might be taken as a fair test of the proportion throughout the district?—Yes.

5950. When a farm is to be sold containing half the number of acres of good land,

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land, and half of middling quality, would there be any difficulty in finding a purchaser for it?—There is a very great difficulty in finding purchasers for land.

5951. What number of years do you get now?—We go, generally speaking, on 28 years' purchase; gentlemen are not willing to sell at less, but cannot obtain it.

5952. Is there much land advertised for sale in Cheshire now?—There is a good deal.

5953. Will you state the sums for which the tithes were let in different years?—The tithes of one parish, in 1810, produced 1,900 *l.*; in 1811, 1,864 *l.*; in 1812, 2,103 *l.*; in 1813, 2,313 *l.*; in 1814 they fell down to 1,583 *l.*; in 1815 they got up to 1,757 *l.*; in 1816, that wet year I spoke of, 1,263 *l.*, not much more than half what they were in 1813.

5954. At what period of the year are the tithes let?—In July.

5955. They are let from year to year?—Yes.

5956. Are the whole of the tithes let to one person?—No, each farmer takes his own tithe.

5957. There is no competition?—No; I would never let tithes by auction. In 1817 those tithes let at 1,468 *l.*; in 1818, 1,640 *l.*; in 1819, 1,790 *l.*; in 1820, 1,684 *l.*; in 1821, 1,412 *l.*; in 1822, 1,060 *l.*; in 1823, 1,247 *l.*; in 1824, 1,426 *l.*; in 1825, 1,631 *l.*; in 1826, 1,168 *l.*; in 1827, 1,351 *l.*; in 1828, 1,298 *l.*; in 1829, 1,213 *l.*; in 1830, 1,348 *l.*; in 1831, 1,295 *l.*; in 1832, 1,406 *l.*

5958. The three years preceding 1832 were particularly unfavourable years?—Yes, they were.

5959. Notwithstanding that there appears to be an increase in the amount for which the tithes were let, as compared with the year 1822 or the year 1826?—From 1810 to 1816 they averaged 1,826 *l.*; from 1817 to 1823, 1,471 *l.*; from 1824 to 1830, 1,348 *l.*

5960. How many very unfavourable years does the last series of years contain?—Three, I think.

5961. Years that have been more than usually unfavourable for that species of land?—Yes.

5962. Then the Committee cannot infer that the produce has fallen off very much?—Not very much.

5963. Those wet years were unfavourable to the growth of corn; were they unfavourable to the production of cheese?—No.

5964. Your tithes depended upon the cheese?—No, upon the corn; there is no milk-tithe, except a penny for a cow, and a halfpenny for a calf, and so on.

5965. Do cheeses come from Ireland much?—I believe there is a great deal of Irish cheese goes to Manchester and Liverpool.

5966. Do you suppose that affects your market?—Yes, it has; but I think the manufacturers have not been able to purchase cheese to the extent they were formerly in the habit of doing; they are very fond of cheese in Manchester and that part of the country, but they could not afford to purchase it.

5967. You ascribe the low price of cheese, not to the introduction of Irish cheese, but the inability to purchase it?—Both, I should think.

5968. The introduction of cattle would affect the price of cattle and cheese, though no cheese were imported, if a quantity of cattle were imported which would throw out to a certain extent the grazing land used for the purpose of cattle?—Yes.

5969. Are those Irish cattle which come over calculated to come into competition with your cows in Cheshire?—No; I do not think we have many Irish cattle brought among us.

5970. The tithes have increased, it appears, for the last three years; has there been any greater extent of tillage the last two or three years?—I think there has been.

5971. Have you got the extent to which it has increased?—No; but I think mixed farms have extended their tillage.

5972. From what cause?—They could not keep up the quantity of corn owing to the lands being deteriorated, they have therefore spread their tillage to a greater extent.

5973. That accounts for the increased tithe to the clergyman?—Yes.

5974. Can you state the quantity of acres over which your valuation of tithe extends?—No, I cannot exactly; the tithes of several townships belong to Lord Cholmondeley and one or two other gentlemen.

5975. You state that your rents depend a good deal on the price of cheese; do you

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you consider them to be somewhat like what they were in 1800?—Yes, but cheese is now lower.

5976. How is meat?—I do not remember how meat was in 1800.

5977. Do you find that the farmers cannot now live upon the farms so well as they could in 1800, at the same rents?—No, they cannot.

5978. That is the fact, however accounted for?—It is.

5979. The poor-rates have increased very much since 1800?—They have.

5980. Have you ever turned in your mind what has caused the alteration in the poor-rates?—The poor have increased in some cases from want of having work.

5981. Do you find that there is not so general an employ for the poor?—Yes; the farmers cannot afford to employ them.

5982. What was the amount of poor-rates in any particular parish, and what are they now?—I cannot say precisely.

5983. What are they in the pound?—The rate varies so much, some go on half, some on three-fourths of the value; but I should think the poor-rates are perhaps 2 s. to 2 s. 6 d. in the pound now.

5984. What were they?—I cannot state precisely.

5985. You stated that they are doubled in some instances?—Yes; they were very low in 1800. We support our poor by townships, and it is astonishing the difference which exists between one township and another; they gain their settlements by hiring and service principally with us, and where they have been careless in hiring their servants the poor-rates have increased very much.

5986. What is the highest poor-rate you know in any township near you?—In the township adjoining me they are 5 s. in the pound.

5987. Do you mean on the rack-rent?—Yes.

5988. What would be the lowest?—I should think 2 s.

5989. Including the county-rate, and all other rates?—Yes.

5990. Are the farmers in the habit of throwing part of their labour upon the poor-rates?—Not with us.

5991. You do not make up any wages that are insufficient for the maintenance of the family?—No; they do in Berkshire, but not with us.

5992. Have rents decreased in the parish you speak of?—Rather; they have not decreased much yet, but the landlords have made allowances.

5993. To what amount?—From 10 to 20 per cent.

5994. You have said that land that now lets for 25 s. let in 1800 for 30 s.?—Thereabout.

5995. Do you know the land which is under those circumstances that now lets at only 25 s., and did let for 30 s.?—No, I cannot speak without referring to my books.

5996. It is only the general impression you have that that is the case?—Yes.

5997. If it let for 30 s. in the year 1800, had it stood at that rent for any length of time, or had it lately been raised up to that?—I think they began to raise the rents about that year.

5998. If your recollection extended back a year or two further, you would not say that the rents were higher in 1798 than they should be now?—No, I think about the same.

5999. You are probably aware that the average price of corn was about the same as it is now?—I do not recollect.

6000. You are probably aware that the average of 1800 was higher than it is now?—Yes.

6001. Would you say that rents are more regulated by the price of cheese than of corn?—Yes.

6002. Has the population much increased in the parishes where the poor-rate has increased?—Yes.

6003. Would not you attribute the increase of poor-rate to that?—No doubt that is one cause.

6004. In the early part of your experience, do you remember the poor-rate being allowed by the landlord as a disbursement?—Very rarely, there were a few instances in the old leases where the landlords agreed to pay all rates, but very few.

6005. When did that cease?—It has ceased now for a long time; the leases were for lives, and they gave it up when the leases expired.

6006. What is the price of cheese now?—It has been selling this year under 50 s.

6007. You

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6007. You cannot get 60 s. except for the very finest dairies in the county?—There are very few which fetch that now.

6008. You state there are labourers out of employ now; do you think there are too many if prices were such as to enable the farmers to employ them?—No.

6009. Has there been much change of tenants in Cheshire?—Not any great deal, I think.

6010. You state that there has been a great diminution of their capital?—Yes, there has; they have been changing very much the last year.

6011. And that notwithstanding they possessed the advantage during the war time of not having their rents increased to any great extent?—Yes; they were not provident enough.

6012. They had all the advantage of having an opportunity of saving during the war, and have not now capital left?—Yes, just so.

6013. Do you suppose if the tenants were sold up that they would turn out solvent?—No, there are not many of them solvent, of the farmers occupying poor farms, with us.

6014. Are those men of prudent habits who have their capitals diminished?—Some prudent, and some not.

6015. You have spoken as to the cold clays; you say that according to the present management, which the farmer is unable to afford, those lands are not worth cultivating; supposing the price of wheat to remain about 50 s. or 53 s. a quarter, even if that land were well managed, could it remain in cultivation?—No, I think not at that price.

6016. Can you speak to the period of 1792, whether that land was in cultivation then?—Yes, it was.

6017. Did it yield a profit on the capital invested in it then?—The farmers were very badly off, I think, then; as far as I remember prices were lower then.

6018. The land was in cultivation then, and did pay a rent?—Yes.

6019. You state that the yeomen who have diminished so much in Cheshire have been improvident; is it the usual character of men of that class to be improvident?—It is too much so: that has been too much the case with all classes, from the highest to the lowest; they have been all spending a great deal more than they had.

6020. Do you allude to the classes not cultivating lands?—Yes.

6021. Whether tradesmen or gentlemen, or what?—Yes, from the highest rank in the kingdom.

6022. Have the farmers been equally improvident with the yeomen?—No doubt.

6023. You say that the labourers now live on butter-milk?—They always lived principally upon that and potatoes.

6024. Did they live as well during the war?—Better. I never knew the country doing so well as when corn was selling at the high prices; all classes, all the little tradesmen in the towns, were doing so well there was no complaint from anybody; the farmers, if they could get money, would lay it out, and their daughters were fond of dressing, and the tradesmen were doing extremely well in consequence.

6025. You are not far from Manchester, are you?—Fifty miles.

6026. Did you hear any complaints from Manchester at that time?—They were doing very well then.

6027. You speak from your experience of the small market towns; in your neighbourhood the tradesmen complain now of want of custom?—Very heavily indeed.

6028. You say there is a difficulty in finding tenants for farms?—Yes, for poor farms.

6029. Do you find generally a difficulty in finding tenants?—Yes, last year and the present.

6030. Do you find a difficulty in getting tenants without capital?—No, but there are very few offering that I should like to take as tenants.

6031. Do you think there is much capital left in the hands of the class of people from which tenants were usually taken?—No, I am afraid not.

6032. Then the class of those tenants has much decreased?—Yes.

6033. How is land selling?—The poor lands cannot be sold; a good farm will sell pretty well.

6034. Were the labourers employed during the war?—Yes,

6035. If the canal had not been going on, and Lord Kenyon and other land-owners had not employed the surplus labourers in matters not connected with farming, do you suppose your poor-rates would be higher?—Very much higher.

6036. There

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6036. There is much less distress in consequence of those circumstances?—
Yes.

6037. Have they laid out their capital upon those poor clays?—Yes, principally.

6038. What per-centage do you suppose it will pay them?—I have told them they should be content with five per cent., and several have accepted five per cent.

6039. That is to say, the tenant has promised to pay five per cent. additional upon his rent?—Yes.

6040. Do you suppose he will be able to continue with that?—Yes, I have no doubt, if he is a prudent man. The farmer has great advantage in paying only the interest; what distresses the farmers generally is spending their capital in making the improvement.

6041. What is the nature of the improvements they make?—Under-draining; draining principally.

6042. Suppose the price of corn to have been 50 s. or 53 s. a quarter, do you still suppose that under-draining will pay?—Yes; there might be some difficulty with some tenants probably.

6043. It is not an investment you would like to make?—No.

6044. What is the return the farmers generally looked for for under-draining?—They used to have seven per cent.

6045. Did they not use to have more?—No.

6046. It has fallen to five?—Yes; and some do not take that.

6047. Has the price of meat fallen as much within the last five years as the price of corn?—No, I think it has kept more steady.

6048. Has there been any rot among the sheep in your neighbourhood?—Yes, but we have very few sheep.

6049. Do you suppose the price of meat has kept up during the decreased price of corn from the rot of sheep in any degree?—Yes.

6050. You have been reaping an advantage in your county at the expense of your neighbours who lost their sheep?—Yes.

6051. Notwithstanding that advantage you have had over them, you are not doing remarkably well?—Oh dear no.

6052. How has the price of butter been?—It is much lower than it was.

6053. What is the highest you ever remember it at?—There is very little sold in Cheshire; it is put into the cheese.

6054. What is the price of butter now?—I think not above 9 d. a pound.

6055. Is it the custom in Cheshire for the farmers to sub-let their dairies to the labourers?—No.

6056. You stated that the yeomanry were becoming extinguished in Cheshire; do you think that is at all owing to land being divided among a man's children upon the death of the man, or those who took it going into the large towns?—Yes, that is often the case.

6057. Is it not the case that an individual sells his landed property and goes into trade?—Yes, in some instances.

6058. Have you not known instances of persons doing that and making large fortunes in the manufacturing towns?—Yes, in some instances.

6059. Had those estates been for a considerable time in the hands of the yeomanry?—Yes, in many instances.

6060. Have many of those old yeomen sold their estates?—I cannot say as to the number.

6061. Are there many who have had estates handed down from generation to generation?—Yes.

6062. Have they had larger estates lately than they used to have?—No, I should think not.

6063. Was not it because they could make a better interest for their money than for their land that they sold it?—Many had borrowed money and could not pay it.

6064. Are they able to make a better interest upon their money now than formerly?—No, I should think not.

6065. Was there a sufficiency of labour formerly on the land?—No, I think not.

6066. There was more labour to be done than people to do it?—No; but when times were so very good, the farmers were more inclined to employ labourers than they have been of late years.

6067. As no more land is brought into cultivation, how can the farmer employ more

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more labourers than when the population was less?—I do not know ; he has varied his number of men according to circumstances.

6068. What does he do with his men in the dead season of the year ; does he continue to pay them?—They employ them as much as they can in thrashing by the hand, and other work.

6069. The farmers are not in the habit of turning off their labourers in the dead season of the year?—No.

6070. Is it the practice in Cheshire for the labourers to live in the farm-houses?—Very few, except the carters.

6071. Is it not a circumstance of improvement in husbandry when more men are employed on a certain space of land?—Yes, there is more work done, of course.

6072. There is much more labour employed on land now than there was 30 years ago?—Yes.

6073. You have had experience of several other counties besides Cheshire?—Yes ; Shropshire, Denbighshire, Flintshire and Montgomeryshire.

6074. Will you state whether the remarks you have made as to the state of agriculture in Cheshire apply to Shropshire, or if there is any difference, state what it is?—A great part of Shropshire is arable land.

6075. What does good land let for there?—I suppose about 30 s. may be called the average for good arable land.

6076. Subject to tithe?—Yes, subject to tithe ; one estate, which is very considerable, 30,000 acres, does not average that sum.

6077. When a farm falls vacant by the death of the last tenant, is there any difficulty in letting land of a fair quality?—If it is fair land there is no difficulty ; but on poor land there is a difficulty.

6078. Supposing a farm in Shropshire of fair average quality becomes vacant, is there any difficulty in letting it to a person of stability?—No, if it is a tolerably good farm.

6079. Does that apply to a great portion of Shropshire?—Yes.

6080. What is the state of agriculture in Denbighshire and Flintshire?—I think there is not so much arable land there, being very much like Cheshire.

6081. Should you say that the farmers were doing best in Shropshire, or in Denbighshire and Flintshire?—I do not know that there is much difference.

6082. Do you find much difficulty in letting a farm of fair, good, tolerable quality in Denbighshire and Flintshire?—No ; there is no difficulty in letting a farm of tolerable quality anywhere.

6083. What do you call land of tolerable quality ; land that grows turnips, that is to say, the lighter kind of land?—Either that or good grass land ; good loam.

6084. Land that will grow turnips?—Yes.

6085. In your remembrance what was the class of land usually apportioned for the growth of wheat ; the clay soils or the others?—In Cheshire they allow about one-third of the farm for tillage ; in Shropshire they allow half perhaps, or more.

6086. On the light soils you grow turnips and barley?—Yes.

6087. On the heavy soils wheat and oats?—Yes.

6088. That class of land generally apportioned to the growth of wheat has become difficult to be let?—Yes, the poor land ; but they get wheat from the lighter lands.

6089. What proportion does the poorer class bear to the others in those counties?—About one-third part, I think.

6090. This third part of the arable land in those counties you speak of is going out of cultivation, and will continue to do so if the price of wheat remains at 50 s. or 53 s. a quarter?—Yes.

6091. Is the land in Shropshire better than that in Cheshire?—Yes, the arable land.

6092. You were asked as to there being less difficulty in Shropshire?—Yes, some parts of Shropshire are remarkably fine.

6093. You have represented the state of the tenantry in Cheshire, generally speaking, to be over-rented, in your opinion, to an extent of 15 to 20 per cent. ; does that same observation apply to the other counties to which you have spoken?—For that description of land it does, I think.

6094. You would consider, with respect to the tenantry of those other counties, that rents, upon the whole, are overstrained to the same extent they are in Cheshire?—Yes.

6095. Taking

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6095. Taking the three counties of Shropshire, Denbighshire and Flintshire, should you say that the condition of the labourers now, as compared with their condition in 1800, was better or worse?—I think it is full as good.

6096. You mention that the wages in Cheshire are reduced only about one-sixth, and that the articles consumed and used by them, generally speaking, have fallen 25 per cent., and that the consequence is that their condition is, generally speaking, improved; does that observation apply to the labouring classes of those three counties?—Yes, I think it does.

6097. Have the labourers generally cottages of their own?—They have cottages belonging to gentlemen. Sir Rowland Hill I suppose has 300 or 400 cottages. They have had of late (Lord Kenyon began it) for each cottager a small portion of land: his Lordship sent me down a paper from the Labourers' Friend Society, and I subscribed, and got many other gentlemen to subscribe and circulate them, and it has improved the condition of the labourer, I think, more than anything I know.

6098. About how much land is given?—From a quarter of an acre to an acre, and in some cases where they are provident and likely to keep a cow we have given them three acres; a quarter of an acre for garden ground.

6099. Enough for spade husbandry?—Yes, just to employ their leisure hours; we do not wish to give them so much as to take away their attention from the farmers.

6100. Is their condition improved?—Yes, very much; I have told all the gentlemen around that I think the giving the cottagers small portions of land will do more good than anything I could possibly suggest.

6101. Do they pay rent for those lands?—Yes, but not much; the rent is at the same rate the farmers have been used to pay to the landlord; I said they should let to cottagers at the same rent as they do to the farmers.

6102. They pay their rent direct to the landlord, do they?—If they pay it to the farmer the landlord directs what it shall be; Lord Kenyon particularly said, "They may as well pay it to the farmer, but we must see he does not charge them more than he pays himself." Except in this way most of our lands are subject to tithes, and it is thought desirable that the cottagers should have nothing to do with either tithes or poor-rates, and I have laid on as much as I thought would cover those outgoings.

6103. The farmer is not left to exact what rent he pleases from the cottager?—Oh dear, no.

6104. The landlord himself fixes the sum?—Yes. Lord Kenyon told me to give the cottagers a little land, and to ask the farmers to let them have a bit. I said, "My Lord, I do not know whether they will part with any of it to them, but I will try them." He asked me some time after what I had done; I said, "Nothing at all; they will not part with any land, and unless your Lordship will give me a better order than you have yet I can do nothing. I must say that I *will* have such a portion of land, such a part of a field. When I went to ask them 'Oh,' they said, 'that was the best piece of land they had got.'" His lordship said, "Tell them you must have it;" and then I managed it very well. I said, "If you do not like to let me have this piece of land for that poor cottager you must give up your farm."

6105. Do the cottagers pay their rent punctually and promptly?—Very much so.

6106. Have the farmers discovered that it was for their benefit that they should have it?—They have hardly discovered it yet, but I think they will soon find it out.

6107. Is the reluctance in the farmer to give up a small portion of land decreasing?—We have hardly had time to try it; it is only two years.

6108. The additional comfort of the cottagers is perceptible?—Very much so; it makes them happy and comfortable.

6109. Is their anxiety to obtain it increasing?—Yes, they come to beg for it.

6110. Is the effect on the poor-rate perceptible?—We have not yet had time to try it, but it has prevented some persons going to the overseer.

6111. Are your expectations sanguine of the effects of it?—Very sanguine.

6112. The quantum of rent must of course vary with the quantity of the land; but supposing it land fit for growing corn, what is generally the rent demanded?—About 30 s. an acre, covering the tithes and taxes.

6113. Is that in addition to the rent of the cottage?—Yes; we reckon the cottage from 20 s. or 40 s., according to its size.

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6114. A cottage in good repair with a garden attached to it lets for 50 s.—Yes, and from that to 3 l.

6115. Which do you recommend, the larger quantity of land which you mention, three acres, or the smaller quantity, a quarter or half an acre?—That would entirely depend upon the person; there are some poor labourers that will live while another would starve on the same place; where a man is industrious, and his wife perhaps and children able to help him, it is a very great comfort if they can raise a cow, as they call it, and a pig; and where they are so found to be industrious I am glad to enable them to get a cow; but it does not do, generally speaking; they do not benefit by it.

6116. Is there not danger that such a man will cease to consider himself a labourer?—No, not if we do not go beyond that extent; his wife and children do a great deal of the work; I am always against their ploughing or having horses for anything they have to do upon their bit of land; I recommend to them the spade husbandry.

6117. Have they any commonage for foddering their cow?—No, there are very few commons now.

6118. How do they cultivate their three acres of land?—The greatest part in grass; there will be an acre in tillage, perhaps one acre for winter food.

6119. What is the rent of a cottage and three acres?—It will be 4 l. 10 s. for the land, and 2 l. for the cottage, perhaps 6 l. 10 s.

6120. What is the first class of cottage letting for with land?—From 3 l. to 4 l.

6121. Is there any cowhouse or stable required?—Yes, but that is very little expense.

6122. Is the cottage slated or thatched?—Thatched with us, principally.

6123. You say those allotments began to be given two years ago?—Yes.

6124. Was the idea never entertained before?—No; Lord Kenyon sent down from the Labourers' Friend Society a paper they published; I think that was the first beginning in our part of the country.

6125. What was the origin of the Labourers' Friend Society?—I cannot say.

6126. Do you suppose those allotments were given in the first instance, because the labourers were out of employ, to save the poor-rates?—I suppose so, and to benefit the cottager.

6127. In the gardens attached to those cottages they raise food for themselves?—Yes, potatoes and other vegetables.

6128. Has not that a tendency to take them off the consumption of wheaten bread?—Not much, I believe; but they are very fond of garden-stuff, as they call it; of course they do not eat so much bread as they otherwise would.

6129. Does not that lead them to live more on potatoes, and less on baker's bread?—They bake their own bread.

6130. Does not this system lead to the result that the labourer lays out less on wheaten bread, and relies more on his garden for potatoes?—It may enable him to do with less bread than he otherwise would.

6131. If that were general through the kingdom, would it not materially affect the consumption of wheat through this country?—No, I think not.

6132. Do the greater proportion of labourers in your neighbourhood live on wheaten bread?—No.

6133. On what do they live?—On barley, and rye mixed with wheat, called muncorn.

6134. Is the system of letting lands to the labourers more advantageous at a time when the demand for labour is slack than at another time?—Yes, I think it is more advantageous to them then; it enables them to live.

6135. Would they more eagerly desire it when there is a slack demand for labour than when there is a great demand for labour?—Yes.

6136. You say that the labourers are about as well off as they were in 1800?—Yes, I think they are; they are full as well off in some respects; there are many things they get cheaper, clothing, and so on.

6137. Yet they bear heavier on the poor-rates than they did then?—Yes.

6138. They are not so well off as they were during the high prices of war?—No, they are not.

6139. There is a great increase of population?—Yes.

6140. The population has much increased since 1800?—Yes.

6141. When the prices fell off there ceased to be a demand for the increased population?—Yes.

6142. Then

6142. Then they fell upon the poor-rates?—Yes.
6143. Are the cottages let with three acres of land liable to poor-rates?—Yes; where they have nothing but a garden they do not pay the rates, particularly where they belong to a township or place where the cottage is; to make them pay poor-rates might have given them some claim perhaps.
6144. When cottages are let liable to the poor-rate, does the landlord or the tenant pay?—In general it is the landlord; I have generally put the taxes on the landlord or on the tenant receiving rent, and put on more rent for that.
6145. Is three acres of land sufficient to keep a cow during the winter, and leave sufficient for the labourer to cultivate for the potatoes he requires and other articles?—Yes, I think it is quite sufficient, but it depends a great deal on the quality of the land.
6146. Has he sufficient spare time to attend to his usual labour as a servant in husbandry and to cultivate three acres of land for his own advantage?—Yes, no doubt, with the assistance of his wife.
6147. You think the labourers there are as well off as they were in 1800; is the farmer as well able to pay them their wages as he was then?—No; but their wages have varied very little.
6148. Do you think that the labourer is paid his wages out of the profits of the farmer?—He is forced to pay him, but it is not always out of his profits, I fear.
6149. You state that a cottage and three acres of land let for 6*l.* 10*s.*; what sort of cottage is it?—They have a living room, a small pantry or place to keep their meat, milk, and so on; and in some of the cottages they have two bed-rooms upon the first floor, what they call bed-cabins, or little rooms running out from the living rooms, with a fire place put in the centre, and they go into the lodging rooms, on each side of the fire-place, then the living room takes the whole space of the building, and with an outer lean or shoring, or a side for a pantry; in other houses they put a floor over the cottage, then their sleeping-rooms are above, and they generally reduce the ground floor, that it is not so large.
6150. What are the cottages with gardens and a quarter of an acre let for?—About 50*s.* or 3*l.* for the two together.
6151. You have described the rate of wages not to have been very much reduced through those three counties, in which you have described the rent, generally speaking, to be too high?—Yes, according to the present sale of produce.
6152. What will be the condition of the tenant if such a state of affairs should continue in those three counties?—Of course it must be ruin to the farmer.
6153. In your opinion, must not rents be reduced?—Yes, I think they must.
6154. Or tenants will not be found?—I think so; but the good lands in our parts of the county will not require much reduction, for they are mostly moderately let.
6155. The question refers to the other three counties, not Cheshire?—I refer to that also.
6156. In those three counties does the observation apply as to the yeomanry, that the number is diminished?—Yes, I think it does.
6157. As their small estates come into the market, are they purchased by other small proprietors, or absorbed into larger estates?—Mostly into larger estates, or by large manufacturers, who have laid out a good deal of money.
6158. Since the year 1800, not in Cheshire, but in the other three counties to which you speak, has the number of small proprietors greatly diminished?—I think it has diminished.
6159. More latterly than at the earlier period probably?—Yes, certainly.
6160. You have said the scale of living among the proprietors is, in your opinion, extravagant?—It is too much so.
6161. What is the mode of living upon the part of the tenants; is it more frugal than it was?—They are many of them obliged now to live more frugally, but they have been in the habit of living sadly too extravagantly.
6162. Their habits of expense are reduced latterly?—Yes.
6163. Materially?—Yes. They generally used to come to market and have their bottle of wine, now they are content to take ale; that is one observation I have made; they cannot afford to do what they did; but their habits are still too expensive; they are too fond of dress and finery, both their daughters and their servants.
6164. Are the prices charged by the artisans of whom the farmer buys articles, such as the blacksmith and wheelwright, materially diminished since the war?—

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The blacksmith's are, I think, because iron has been so much lower, but the wheelwright's and the carpenter's have been pretty much the same.

6165. The farmer has not received any relief from a diminution of the price of those articles?—Very little; iron certainly is much less than it was.

6166. Do they pay less for shoeing a horse, for instance?—Yes, they used to pay 5 *d.* and 6 *d.* a pound for iron, now I think they do it for 4 *d.* a pound, on the average; some heavy work at less than that a good deal.

6167. In country parishes there is not much competition between the carpenter and wheelwright, and so on?—No.

6168. Those artisans are enabled, from the absence of that competition, to keep up their prices?—Yes.

6169. The condition of the farmer is this, that the rate of his rent and those articles he uses are not diminished?—No, not sufficiently.

6170. The prices of the articles he produces are very much fallen?—Yes, very much.

6171. Throughout this district, is the effect of a prosperous trade in the manufacturing districts felt perceptibly?—Yes; we always find that when trade is good at Manchester, cheese and the produce of the farmer sells better.

6172. Does not that operate upon the price of meat?—Yes, but very few farmers near me feed to any extent; it does not form any considerable part of their profits with us.

6173. The price of corn, you say, has been remarkably steady; has the price of meat been equally so the last five years?—It has not varied much; it got down some years back, but it is better now; it is worth 5½ *d.* and 6 *d.*; mutton has been selling as high as 7 *d.*, and even more.

6174. Is the common dress of farmers' servants more expensive than it used to be?—It is much finer than it used to be; I do not know whether it is more expensive.

6175. Do you allude to the dress of female servants?—Yes.

6176. Is the general dress of the labourers composed of woollen or cotton? Generally cotton; I think they used to be content with woollen, and manufactured a great deal of their own clothing themselves, but they have got out of that.

6177. You think the habits of the farmers' servants are more expensive?—Yes.

6178. Has there been much emigration?—There has been from Cheshire; many from my neighbourhood have gone.

6179. Have they been men with capital or without?—Both, but generally speaking, those who have but very little capital; some have gone who have taken a good deal of capital with them, but those are rare instances.

6180. What class of life have they been in, yeomen or farmers?—Tenants; I do not know of any yeomen; generally speaking, tenants; perhaps one or two who were yeomen, who have lived on a farm as long as they could.

6181. When did this disposition to emigrate first show itself?—I think it has not been very general till the last three or four years.

6182. Should you say that within the last three or four years it has been progressively increasing up to the present time?—Yes.

6183. Do you see any greater disposition on the part of those who have capital to emigrate than when it commenced?—No, there are very few with capital disposed to emigrate; it is generally those with very little capital that are disposed to emigrate.

6184. When a common labourer emigrates, does he go at his own expense, or do any gentlemen or the parish assist him?—I do not know of any gentlemen or parishes who have assisted them; perhaps the farmers who have gone have assisted them to go out.

6185. Do you know what it cost them to get out?—No, I do not.

6186. Do you think that they are going on well?—Some are going on well, and some I hear are much disappointed.

6187. Have any returned?—Some have returned.

6188. Did you ever hear in your former experience of farmers and yeomen emigrating?—No.

6189. That is quite a new feature?—Yes.

6190. To what do you ascribe it?—Many of them are very much dissatisfied, and do not know what to be at; a great many, I think, are getting uneasy in their minds.

This

This Reform Bill has done more mischief in the country than anything I know of; it has unsettled the minds of the people.

6191. You ascribe the disposition of the people to emigrate rather to political causes than anything operating upon their means?—Yes.

6192. Had the emigration been previous or subsequent to the Reform Bill?—Subsequently, and before. Speaking on these subjects, I think that the talk of reform, and so much said about it, has disturbed the minds of a great many people, and driven them to go abroad.

6193. Did you ever consider what made people turn their minds more to politics in these recent times than in former periods?—It has generally been from some distress, I believe, in their own circumstances.

6194. You trace its first origin to the unfavourable circumstances in which they were themselves placed?—Yes; people that were doing well did not trouble their heads about it.

6195. Being distressed they trouble their heads about reform?—Yes.

6196. Do you think that any men have gone abroad carrying capital that would have been satisfied if they could have found means of profitably employing their capital in your district?—No, I think they would not have gone.

6197. Do you think they have gone to prevent their losing that capital?—They have said so.

6198. Have you any reason to think that was not the reason?—I do not know indeed whether it was or not.

6199. You say the habits of the farmers are more frugal than they were; do you think they are as frugal as they were in 1800, and before that time?—No, they are more expensive.

6200. If that habit continues, that may prevent their paying so high a rent as they paid in 1800?—Yes.

6201. You say the habit of the landowner as to expense has increased since that time?—Yes.

6202. Does that render it inconvenient to him to listen to applications for reduction?—Yes; there are a great many gentlemen who would be ruined if they were to reduce their rents; many who purchased very extensively in those dear times borrowed the money, for which they pay $4\frac{1}{2}$ or 5 per cent., and they do not get in some cases above $1\frac{1}{2}$ on the outlay.

6203. It is a very difficult thing for a landowner so situate to agree to reduction?—It is.

6204. To what extent should you say that the reduction of 10 to 15 per cent. on good land, and 20 per cent. on bad land, would operate; a change of proprietors?—It would have a very serious effect on many who are in the situation I have described, who have a great deal of interest to pay.

6205. Will not it entail a necessity for a change of proprietors to the extent of one-tenth or one-twentieth?—I cannot say as to the extent, but it would be very injurious.

6206. Would it operate a very extensive change of proprietors?—I cannot say. If rents come down I am sure a great portion of the country would change proprietors.

6207. It would operate a very extensive change of proprietors?—Yes.

6208. Those proprietors would be ruined?—Yes.

6209. That is to say, the fortunes they realized when prices were high will be entirely confiscated?—Yes.

6210. In the present state of things the prices they get will confiscate all they are worth?—Yes.

6211. You say that the prices of what the farmer purchases have not varied much; that most descriptions of articles they require have not been reduced?—No, except the blacksmith's and their wearing apparel.

6212. With that exception, you do not find that the traders who supply them have reduced their prices?—No.

6213. Are the prices of the traders who supply the farmer as low as they were before 1800?—I do not know indeed, but I think lower.

6214. Do you think the wheelwright and blacksmith and carpenter can live at the same annual cost as they did in 1800, and before that time?—Their wages are pretty much the same.

6215. The question refers to the master traders in the agricultural towns; can they

Mr. Joseph Lee. they sustain their families at the same cost or expense as they did 30 or 40 years ago?—I think they may.

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6216. Do you think the additional taxation on the articles they consume has not rendered it necessary for them to spend a greater annual sum to live as well as they did?—No.

6217. Do you think a gentleman, if he went down to the rent of 1800, supposing he had no debt, could live so well as he did at that time, with the same comfort?—I should think he might.

6218. Should you think the cost of keeping a mansion-house open and sustaining a family could be done with the same annual sum as it could prior to 1800?—Not quite perhaps; but I think there are many reasons why a man might live as cheap now as he did then; many articles are lower now than they were then, but servants' wages are much higher.

6219. Are many of the articles consumed higher or lower?—Many lower; the article of clothing is a good deal lower.

6220. You said that when trade was very good in Manchester there was a greater demand for cheese; do you remember when there was an important increase in the demand for cheese in Manchester?—During the war there was a very great demand; cheese was up as high as 5 l. per cwt.

6221. Did it all go off as fast as it could be sold at Manchester?—Yes; it was sold very readily there indeed.

6222. At times does cheese not find a ready demand in Manchester?—There is no sale now, or very little.

6223. Then you consider that it is the mark of a very good trade in Manchester when there is a great demand for your cheese?—Yes.

6224. And of a bad trade in Manchester when there is a small demand for your cheese?—Yes.

6225. Do you remember within late periods any years that have been marked by a great demand for cheese?—Yes.

6226. Are not the farmers generally in the habit of sending their cheese to London?—Of late years they have adopted that plan extensively; the cheese factors, who buy the cheese from the farmers, a great number of them have failed and become insolvent, and it has alarmed farmers so much that they have sent their cheese up to be sold here.

6227. Rents being generally too high and oppressive to the farmer, and the wages also, as compared with his profits, and the price of his produce being also too low, how is it that the farmer does not make a greater effort to reduce the rate of wages; do you think he is under any intimidation on the subject of reducing wages?—No, not in our part of the country.

6228. Have you had any fires in your neighbourhood?—Yes, but not from that cause; we had very extensive fires in the neighbourhood of Shropshire, next to me, but I think it was entirely owing to one or two individuals, not labourers.

6229. Then the fires in your neighbourhood were traced not to labourers, but to others?—Yes.

6230. Then you do not think that the farmers unwillingly pay the wages that they now do from fear?—No, not at all.

6231. Those fires did not extend beyond the immediate neighbourhood of Whitchurch?—No; and I believe it was all planned by one or two men, and had nothing to do with the distress, for there is no distress in our part of the country. The only class of persons that are in distress are the small farmers and those that are on bad lands.

6232. The Committee understand you to say that the farmers generally upon the good land are paying from 10 to 15 per cent. too high rent; how is it that there is no distress except among the tenants of bad lands?—Those farmers are enabled to bear that loss, but they cannot support it; they have some capital, and they are paying most of those rents out of their capital.

6233. Until their capital is completely exhausted, you would not say they are in a state of distress?—It does not appear so very glaring; they do not like to own it.

6234. It is with that qualification that you mean to say that there is no distress except on bad land; that the farmers of good land are paying their rent out of their capital?—Yes.

6235. Then among the farmers there is distress?—The small farmers, and those who are living upon those poor lands, are in very great distress, and unable to pay the rent at this moment.

6236. With

6236. With respect to the large farmers that are paying from 10 to 15 per cent. too high rent, under the present prices, that have been unusually steady for these last five years, is their condition good or bad?—In many cases it is very bad, but, generally speaking, I think they are better off, and a great many have no reason to complain of the rents that they pay; but there are individuals who are still suffering to the extent I have mentioned.

6237. When you say they are generally over-rented, you do not mean to say that there are not a great many that are reasonably rented?—There are a great many reasonably rented.

6238. The large farmer upon good land is fairly rented?—Yes.

6239. You think he is paying his rent out of his profits, and not out of his capital?—Yes, I think so.

6240. Do you think the small farmers possess capital beyond their stock, generally speaking?—No, scarcely that.

6241. Do you think at any time formerly they did possess large capital beyond their stock?—Yes, most of them had a little; they had put out a little money.

6242. Steady adherence to present prices and present value must bring rent to the level of those prices and value?—Yes, I think so.

6243. Seeing the effect of past fluctuations, if this steady adherence should produce a change of proprietors, which should you say was the greatest evil, fresh fluctuations of rent, adapting itself steadily to present prices, or adherence to present prices, not with that fluctuation, subject to the consequence of change of proprietors?—I should think if the rents were reduced where they are too high, it would be better perhaps than if any other alteration were to be made.

6244. If the price of wheat was to fall to 50 s. the whole of your poor lands would go out of cultivation altogether, would they not?—Yes, I suppose they would.

6245. You have given evidence as to the condition of the farmer and the labourer; can you state, with respect to the condition of the parish pauper, whether the parish pauper of the present day is better off than the pauper in the times that you can look furthest back to?—I do think he is quite as well off.

6246. Do you not think he is better off; that the parishes provide more comfort to the pauper than they did in former times?—Yes, they do.

6247. Are there many workhouses about you?—Yes, there are several.

6248. Do you find the poor are less ashamed of living on parish relief than they were?—Yes; I can remember the time when a poor person was almost ashamed of having it known that he had asked for any relief, and now it is quite at the other extreme.

6249. Do you recollect the date when that took place?—It is many years ago.

6250. At that early time was there a superabundance of labour; did the labourer ever fail of getting employment?—No, he was always employed.

6251. You spoke of the capital of the farmer in the counties you spoke of; does he keep as great a stock of grain as he did in former prosperous times?—The large farmers I think do; I see by the rick-yards that they do.

6252. You see, year by year, as great a stock as in former times?—Nearly the same.

6253. How is it with the small farmers?—They have very little indeed; as soon as the harvest is got in they are obliged to thrash.

6254. The capital of large farmers has not yet been so much exhausted as to compel them to sell their grain as soon as it is used?—No, it has not.

6255. How quickly after the farmers have made their cheese do they sell it?—The large dairies are not saleable till the following spring; this is the principal month for making cheese, the month of June, and the dairies would not be saleable before Christmas; some sell in February and thereabouts, but a great many keep them till the next autumn, August.

6256. Has cheese been carried to market and sold disadvantageously to the farmers of late years?—Yes.

6257. By the necessity of the farmer?—Yes.

6258. Would you apply that to the large farmer or the small farmer?—To both; I have noticed that several large farmers have sold their cheese earlier than they have been in the habit of doing.

6259. You think that that is from the necessity of meeting their demands?—Yes.

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6260. Have

Mr. Joseph Lee.

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6260. Have you had occasion to notice the allowance which the parish makes to the pauper ; is it as liberal as it was 10 or 20 years ago ?—I think more so.

6261. You think that they still, notwithstanding those difficulties, distribute relief to paupers quite as liberally as they did in former times ?—Yes, I think they do.

6262. Do you recollect the period when the badge was removed from a pauper ?—Yes, I recollect its being done.

6263. What was the time ?—I do not recollect the time ; I recollect a poor man coming to my father complaining of being badged ; he was a poor man generally respected by the neighbourhood, and he was almost half an idiot, he went upon errands, and got a little money in that way. I recollect him being more disturbed at the idea of the badge being put upon him than any punishment you can inflict.

6264. Do you think that the removal of the badge had the effect of increasing the poor-rate ?—No, I do not think it had.

6265. What is the comparative value of live stock with what it was in 1800, both as to quantity and quality ?—It is much higher.

6266. Has the trade been improved ?—Very much.

6267. What effect has that had upon the price of stock ?—I should think it had increased the price of stock.

6268. In reference to Montgomeryshire, Denbighshire, Flintshire, Shropshire and Cheshire, does that apply to all those counties ?—Yes.

6269. What you have said relating to Cheshire would relate only to the southern part of it ; you have not much acquaintance with any part of it but the southern part, have you ?—Yes, I know a good deal of the northern part.

6270. And what you have said would apply as much to the northern part as the southern part ?—Yes, I think it would.

6271. You said that in the four counties you were acquainted with, if corn remained permanently at 50 s., even if rents were reduced, one-third of the poor land would go out of cultivation ; is that your opinion ?—No, only of the poor land.

6272. Did not you say the whole of the poor land ?—The greater part of the poor land ; clay land.

6273. Has not that clay land been long in cultivation ?—Yes, it has.

6274. Was it not cultivated in former times when the price of wheat was 50 s. ?—Yes.

6275. Why should that go out of cultivation now ?—I do not know why it should be so, but that is the fact.

6276. You cannot give the reason, but you are satisfied as to the fact ?—Yes.

6277. You have a good deal of acquaintance with canal property ?—Yes ; I have valued all the lands for the Birmingham and Liverpool Canal, and the Ellesmere and Chester Canal.

6278. Have you any information of the state of traffic upon the canals ?—The Birmingham and Liverpool is not yet opened, but the Ellesmere and Chester Canal is going on very well. I am one of the committee of accounts, and we meet every quarter.

6279. Is the traffic increasing upon it ?—It has rather decreased, I think, the last year ; but we consider that we are going on pretty well.

6280. Has it decreased in consequence of rail-road competition at all ?—No, I do not think it has ; there have been no rail-roads, I think, to affect our part of the country ; but I was up the Manchester and Liverpool railway, and I was told what I thought rather extraordinary, that since that railway was made the water conveyance had increased.

6281. The rates of carriage have fallen, have not they by water, in consequence of the competition of the railroads ?—Yes, they lowered their rates.

6282. But the total quantity of goods carried has increased ?—Yes, and I was told that the increased quantity made up as much as the deficiency of price.

6283. Has the price of shares advanced ?—No, it has been lately stationary, at 75 ; the original shares were 133, and now they are 75, or thereabouts.

6284. Have they risen lately ?—Not lately.

Mr. William Taylor, called in ; and Examined.

Mr. William Taylor.

6285. WHERE do you reside ?—At Gillingham, in Kent.

6286. In what part of Kent is that ?—Near Rochester.

6287. Are you a practical farmer ?—Yes.

6288. Yourself

6288. Yourself paying rent?—No, except on a very small proportion; I farm my own estate. *Mr. William Taylor.*

6289. You are an owner?—Yes, and occupier also.

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6290. Occupying to a small extent, compared with the extent of your own property?—Yes, I hire about eight acres of land out of between 200 and 300 which I occupy.

6291. Have you been conversant with the agriculture of the county of Kent for a long time?—I was born in the county, and never have been out of it; I came home from school, and was taught to do the practical part, and was then put into the business.

6292. Are you employed as a valuer in the county?—Yes.

6293. In letting land?—Not so much so as in making appraisements; sometimes I have been so employed, but more generally in appraising and valuing estates, and giving my opinion for general purposes.

6294. In valuing tithes?—Yes.

6295. How long have you been employed as valuer?—My father acted before I did, and I have commenced about 20 years myself.

6296. What is the extent of the circle of country round you, to which you can speak accurately?—I can speak to a great part of the county, particularly the western part; I ride over a good deal of it.

6297. Have you so visited it in the course of the year for many years?—I have for the last 20 years.

6298. Speaking from long experience, should you say that the cultivation of that district was improving, or retrograding, or stationary?—It is certainly retrograding.

6299. Since when has that taken place?—I think ever since the year 1822 it has gone back, more since then than before; but since 1815, I think it has not been improving, but certainly not since the year 1822.

6300. Does that observation apply to all soils, whatever may be their quality?—More particularly to the poor soils, certainly.

6301. Soils of what description?—Heavy soils, and soils that want a great expense laid out upon them to make any return.

6302. Has this deteriorated cultivation gone on within the last five years, or has it been stationary during that period?—I should say it has got worse certainly, within the last four or five years; and perhaps partly from the inability of the farmer, and partly from the unfavourable seasons.

6303. Wet seasons are very unfavourable to the lands?—Yes, particularly to wet lands.

6304. Three out of the last five years have been wet seasons?—They have.

6305. What are the causes of the deteriorated cultivation?—The lands are not in as good a state of cultivation, because the same quantity of manure is not put on the poor lands.

6306. Not taking those wet seasons, but average seasons, is the produce much less now than it was?—Much less now than it was previous to 1815, I should say.

6307. Is it less than it was six or seven years ago, on average seasons?—No, not a great deal less than it was six or seven years ago, because it began to deteriorate after 1822.

6308. The inferior soil is not worse now than then?—The inferior soil is worse. I thought the question referred to the best soil.

6309. Not carrying into account the wet and bad seasons, but taking the average seasons, the last season, for instance?—In the season of last year of course we had a better crop of corn; that was as a general thing; last year was not any criterion as to the condition of the land.

6310. Is less labour bestowed upon the inferior soil now?—Certainly.

6311. Since when is that?—Ever since the year 1822 the well cultivated land has got less and less, and more has got into a bad state of cultivation.

6312. Is it perceptible in the ditches and the open draining?—Certainly it is; but I know a part of the county where it is quite dry, and it is perceptible, because there is not near the quantity of manure used as is wanted, from the inability of the farmer to buy it.

6313. Is the land more severely cropped than it used to be?—No, I do not think that it is.

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6314. The tenants do not plough more than they did?—Not more, in proportion to what they have under the plough.

6315. Do they make two white crops running now?—That is our general practice in the greatest part of my neighbourhood.

6316. What is your usual rotation?—Upon the best and second soils we turn them fallow; barley or oats, beans, wheat, clover, wheat, oats.

6317. You take wheat and oats in succession?—Yes: that is not in the whole of the county, it is in the best and second soils, and the second soil is kept up to the mark by manure.

6318. You speak of some of the richest arable land in England?—Yes, I should think as good arable land as any in England that I ever saw.

6319. Do the poor soils undergo that?—No, they do not undergo that.

6320. What is your rotation for them?—Generally they fallow for wheat upon the poor wet lands, and then they sow seeds; and in some instances they sow oats and then seeds; but they do not get more than three crops upon the poor lands: but there are various ways; some do it in one way and some in another.

6321. Do they take two crops running upon the poor class?—Sometimes, but not often.

6322. Upon the poor land, where you take two white crops running, and pay tithe, what rent does it pay?—Our poor land is letting at about 10 s. an acre, and our best lands at 40 s. in some instances.

6323. Subject to tithe?—Yes.

6324. What does the poor-rate upon it amount to?—Of course that varies.

6325. What is the average poor-rate?—I cannot say the average; but in the parish where I live, I am rated at 23 s. an acre, and I have this year about 7 s. 6 d. to pay poor-rate, which brings it up to 8 s. or 9 s.

6326. You take the land with the poor-rate of 23 s. an acre, the land itself being worth 40 s. an acre?—I do not say that, because our land is not the best land.

6327. Upon 40 s. an acre rented land, upon the average what is the poor-rate?—I should suppose upon the 40 s. acre land upon the average (though it varies of course) it would come to 5 s. or 6 s. an acre, 7 s. in some instances. I cannot speak positively as to the poor-rates only in my own parish; we have a great deal of land not the best land.

6328. Your best quality of land, upon which these two white crops in succession are grown, is rented at 40 s. an acre?—From 35 s. to 40 s. an acre.

6329. And the poor-rate is from 5 s. to 6 s.?—I cannot speak of the poor-rate, except in my own parish, because it never comes into my province to inquire about the poor-rates.

6330. What is the tithe upon land of the best quality?—A great deal of it is drawn in kind.

6331. Is there not much composition?—There is some; I compound for mine.

6332. Have you any land of the best quality?—I have some about my house of the best quality, but not the whole of my farm.

6333. What would be the value of your farm to rent?—I should say that my farm, taking it on the average, was worth about 30 s.

6334. What do you compound for?—14 s. 6 d. or 14 s. 9 d.

6335. Per acre?—Per acre for the arable land.

6336. And 7 s. 6 d. poor-rate you pay upon your own land?—I do now for these two or three years; in 1829 it was 5 s. 6 d., in the year 1830 it was 6 s., in 1831 it got to 7 s., in 1832 it was 7 s. 6 d. No man at the present prospect of corn could do any good with having that land above 30 s. an acre.

6337. Have prices been very steady for these last three or four years?—Pretty well, but not steady; but the last year the average was lower than it had been for several years.

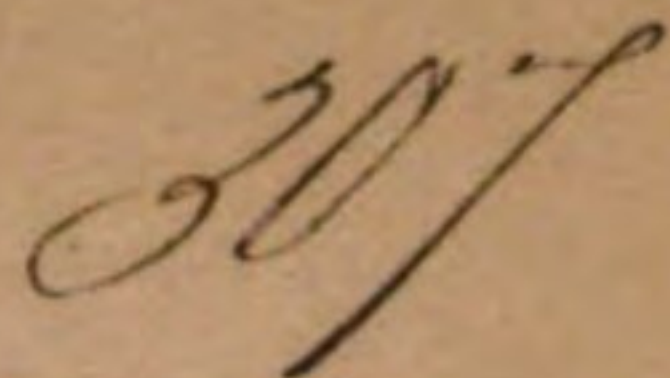
6338. Do you think at the present prices the present rents can stand?—Certainly not; because for wheat you cannot get 60 s. a quarter on the average.

6339. What would you, as a land-valuer, in your scale for valuing land, put wheat at per quarter?—I could not carry it more than 60 s. per quarter.

6340. Would you venture to take it at 60 s. per quarter?—No, I would not.

6341. Supposing that a person wished you to value a farm for him as the incoming tenant, according to the present prices, what scale would you take for wheat?—Where the wheat was grown, for the best quality I think I should take, if the present Corn Bill stood, 60 s. a quarter; but then the quality of wheat varies so much.

6342. You



6342. You would have to fix a price, as the probable price of wheat?—Certainly. Mr. William Taylor.

6343. At what would you fix that price?—Where the wheat is grown of the best quality, I would venture to fix it at about 60 s.; but there is a great difference in the quality of wheat, depending upon where it is grown. We grow wheat of 5 s. or 6 s. per quarter better quality than on the hilly lands.

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6344. Then your scale of wheat would be somewhat about 60 s. a quarter for the best?—Yes.

6345. Taking that as the scale which you would think a fair one to resort to, do you think that rents upon lands of this best quality can stand at the present price?—No.

6346. How much too high are they?—Twenty per cent. I should say.

6347. Take the next quality, how much too high are the rents?—I should say, as the quality of the land decreases, so the rents would be less. I should say, the better the land the more likely it is to keep up to its value.

6348. Speaking of this district of country with reference to the varying produce of the soil and the different kinds of wheat grown upon it, how much too high should you say the rents were?—On the first land, at least 15 per cent.; on the second, 20 or 25 per cent.; and the last soils, even if they meet the expenses upon them, will pay no rent at all, as they are scarcely worth anything now.

6349. Are those soils which you say are scarcely worth anything at all, land that was brought into cultivation at the period of high prices, or land that has always been in cultivation?—Land that has always been in cultivation.

6350. You say that a further reduction of rent, if the present prices stand, is indispensable; have the owners of those soils submitted to considerable reductions since the war?—Yes, certainly they have.

6351. You say that on the best land a reduction of 15 per cent. is necessary; to what reduction have the owners submitted on that first-rate quality of land?—I should say that the land that would be let at 35 s. an acre was let at 45 s., or from 45 s. to 50 s., in some instances, in the best times.

6352. They have then already submitted to a reduction of rent from 20 to 30 per cent.?—In some instances they have.

6353. You have stated that on the second quality of land a reduction of 20 or 25 per cent. is necessary?—I think so.

6354. To what extent have the owners of that second quality submitted already to reduction?—I should expect there has been very little difference in the reduction in that quality, as compared with the first quality lands, at the present time.

6355. With respect to the owners of the inferior soils, which you think must go out of cultivation, what have they submitted to?—I cannot say; they are glad to get a tenant for the sake of taking care of their farms.

6356. Has much of that land gone already out of cultivation?—Yes, some has already gone out of cultivation.

6357. Are any considerable tracts known to you?—I cannot say any considerable tracts, but parts of farms composed of the poorer lands.

6358. What is the general quality of that given up?—Generally a heavy soil, or a clay soil.

6359. Is there any other quality that you have known thrown out of cultivation?—The very light poor lands that want a great deal of manure are given up.

6360. Taking the whole of the district that you know, all these different soils, should you say since 1822, in average seasons, the gross produce of that district is much less than it was?—Certainly I should.

6361. Can you mention a sort of proportion which you could say was the extreme to which the diminution of produce went?—I cannot say that, but I have certainly seen a diminution in the lands, in my opinion, as I rode about.

6362. In average seasons?—In average seasons.

6363. The condition of the tenants paying this rent, which you think considerably too high as compared with produce, must be bad?—Certainly.

6364. What is the condition of the landlord?—I should say in many instances the landlord cannot afford to let cheaper than he does, but that I cannot tell, not being aware of the landlord's circumstances.

6365. Should you say that this reduction of the rent, which you consider indispensable, will be compatible with the keeping possession of his estate?—I do not say that this reduction should come out of the rent, because I should think that there

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are some other things that require reduction as much as rent; of course the poor-rates have got very heavy, and then the tithes are much heavier than they ought to be.

6366. Is the poor-rate increasing much?—Yes, in our parish, and in the neighbourhood, I have found, on conversation with others, that they have been invariably increasing.

6367. Are the labourers, or are they not, so much employed as they formerly were?—They are not.

6368. And does not that add to the burden of your poor-rate?—Yes.

6369. Is not that one of the causes why the poor-rate increases so much?—I should say it was.

6370. What other causes have led to the increase of the poor-rate?—In our own parish I have known another cause; because I live at the back of a dock-yard, and a great many have been discharged from that, and they have increased the poor-rate.

6371. That is for the diminution of the public expenditure?—Yes.

6372. A diminution in the tenants employing a less number of labourers is another cause?—Yes.

6373. Do you pay labour out of your rate; does every man receive, whether he is in employment or not, something from the rate?—All our surplus labourers now at present are employed upon the roads or digging gravel to come to London, but at very great loss to the parish.

6374. Have you tried the labour-rate at all?—No, we have not.

6375. What is the objection felt to it?—Our neighbouring parish tried it, and they said it did not answer.

6376. It failed in your neighbouring parish?—It did.

6377. Did it fail because some men did not like it?—No; they said it did not answer, and they have not tried it since.

6378. Are they satisfied with the rates going on increasing?—They are compelled to be satisfied, because they cannot avoid it, but they are complaining most loudly.

6379. What sort of wages do the men get that are employed?—Our men earn by task-work from 15 s. to 16 s. a week, and to a labourer by the day we give 2 s. 3 d., and in some instances 2 s. 6 d.

6380. Are those wages much the same as they have been used to be?—They have been the same from 1814; up to that time they paid 2 s. 6 d. a day, and in some instances 3 s., where they were very able-bodied men.

6381. Is the condition of those on the rate very much worse than those in constant employ?—Yes.

6382. Is it very different?—Certainly, their allowance from the rate is not at all equal to what they can earn.

6383. What is the allowance from the rate to an able-bodied man?—I cannot say, but it depends upon their families, and I scarcely ever go to a parish meeting.

6384. How is it that the farmer pays these high rates of wages, when there must be great competition for labour?—I have a set of men that have worked for me for some years, and so has every farmer in the parish, and if they are a good and honest set of labourers we do not think of taking advantage of them because there is a competition, since they cannot live comfortably with less wages.

6385. Have you had many fires in Kent?—Some.

6386. Do you think the farmers are at all afraid of reducing the wages of the labourers?—No, I do not think they are afraid; I think the present rate of wages is continued on principle.

6387. Do you think they on principle pay more than they can afford?—I am sure they do in many instances; it is not pleasant to have a man going away on Saturday night grumbling, and saying that he cannot support his family.

6388. Can farmers go on paying these wages?—They cannot go on, they must be losing their property.

6389. What will be the end of that?—Ruin.

6390. When one tenant is ruined, does the landlord get another tenant to come in, and be ruined in succession?—No, for I have known many lands that the landlord cannot get tenants for. I know one landlord in particular who has a good deal of land untenanted.

6391. What is the quality of that land?—It is poor land.

6392. Is it of the lowest quality?—Not quite the lowest quality.

6393. Is it not that quality which you say requires 20 per cent. reduction upon it?—

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it?—No, certainly not, for they are lands of a lower quality, though they cannot be called the lowest.

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6394. Has the proprietor offered this land so untenanted at a reduction which you think necessary, corresponding with the decreased price?—That is a question which I cannot answer, for I never heard what he offered it at.

6395. You do not know at what rent it has been offered?—In that instance I do not.

6396. Do you know any land untenanted in which a reduction has been offered, in your opinion, corresponding with the decreased price of produce?—The farms that are untenanted, I should say, with the present imposts upon them of the tithes and poor-rate, and so on, are worth nothing; I think, in many instances, the person who takes them must lose.

6397. If he pays the poor-rates, and if he pays the tithes, and if he pays the outgoings, he will have no profit?—Certainly not.

6398. Are those in several districts of Kent?—Yes.

6399. In poor lands?—Yes.

6400. Do you know any district of the superior quality of land to which this would apply?—Certainly not.

6401. Was that land now untenanted broken up during the war?—Land that has been long in cultivation.

6402. Do you know whether it was cultivated before the year 1792?—Yes.

6403. And it must now go out of cultivation?—Yes.

6404. You yourself have an estate of your own?—Yes.

6405. Is Kent celebrated for yeomen being small proprietors?—Yes; I should say more than any other county that I was ever in.

6406. Are there as many as there were 20 or 30 years ago?—I should think there is not a great deal of difference in that.

6407. They have not been driven to sell their estates?—No, but the work in these small estates is generally done by the man himself and his family, and that is the way that they have held together; he lives nearly as a workman, and has nothing to pay for labour.

6408. What is the condition of those yeomen who have no rent to pay, and have nothing but the mere outgoings; is their condition better or worse than it was?—I do not know that I can generally speak to that, for they are a sort of people that I do not know a great deal of, more than seeing them in the market; I do not think that they live so well as they did.

6409. They do not spend so much money as formerly?—I do not think they spend so much money as formerly.

6410. Has there been any great change of property amongst them?—Yes.

6411. A great many have sold their estates?—Yes.

6412. Who have bought them, other small proprietors?—No, I should say they generally are bought by some one who has an estate adjoining.

6413. The number, therefore, must have diminished in that way?—Yes, but not to any considerable amount; it is an observation that I never made.

6414. Have many people emigrated from Kent lately?—A great many.

6415. When did they begin to emigrate?—Two years since.

6416. What led them to emigrate?—Want of employment.

6417. Have people with capital emigrated?—Some few, but not a great many; I do not know of more than one or two.

6418. Then those who have emigrated from Kent have been principally labourers?—Yes.

6419. Have they gone out on their own charge?—They have been assisted out.

6420. How have they been assisted; by the parishes or by individuals?—By the parishes; two or three went from our parish, and a subscription was raised to assist them.

6421. Did the parishioners subscribe to help them out?—Not the parishioners particularly, but their friends; I knew one man and his wife that were good servants with a gentleman, and their old master and mistress gave them something as being honest and good servants.

6422. Do the parish take any precautions against other people coming in to occupy the places which have been deserted; are the cottages let again?—Yes, I suppose they are.

6423. And you have as many people in the parishes as you had before the emigrants

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emigrants left?—Yes, I should think we have, but not more than four or five have emigrated; we have certainly cottages unoccupied in the parish at this time.

6424. Is there much stock, cattle or sheep, produced in your neighbourhood?—Yes, a great deal.

6425. Is it not a breeding county?—Yes, part of it; I should think no county can breed more than our county on the same number of acres.

6426. The price of corn has been very steady, you say, but low; what has been the price of stock; has it kept up pretty well?—Yes, the mutton has sold very well this year.

6427. Is that to be ascribed to any particular cause?—Yes, in my opinion, undoubtedly.

6428. To what cause?—We are now feeling the rot that took place two or three years since.

6429. Does that fictitious price operate upon the price of beef and other poor stock?—It operates upon the price of poor stock I have no doubt, and I am surprised that it has not operated upon the price of beef; I never knew the difference between beef and mutton to keep separate so long.

6430. Has the price of young grazing cattle been good?—Certainly; the poor stock has been high, particularly the sheep.

6431. Of the young cattle has the price been good?—The sheep and the bullocks we bought at a higher price than would afford any great profit upon them.

6432. Have the cottagers in Kent land attached to their cottages?—In some instances they have, and in some not.

6433. Have you tried it, or seen it tried?—No, it has not been tried in our own neighbourhood. What I do with my cottagers who have not a sufficient garden is, generally to point out to them some place or another to plant a few potatoes in; that is not a general practice, but I like to do that when they are inclined to be industrious.

6434. Is the condition of the labourer in Kent, considering his wages, and the price he pays for the articles he uses, better than formerly?—I should say the labourer's condition is not worse, and, agreeably to the price, as good as ever I knew it.

6435. You remember the end of the war, do you not?—Yes, perfectly well.

6436. Do you remember the stock of grain that the farmers used to have at harvest-time in average years?—Yes.

6437. Was that more or less than it is now?—Less now than it was then.

6438. Very much less?—Very much less I should say; for these last 12 years we have had very little stock of corn.

6439. Speaking from your memory, had you ever so small a stock of corn on hand as at the last year before the last harvest?—I do not know that I have made observation enough to speak to that confidently.

6440. Though you could not speak positively to the last year, should you say generally that the stock of grain at harvest-time lately has been less than at former periods?—In our neighbourhood, undoubtedly.

6441. Taking the present year after the last year's abundant harvest, considering that we are not close upon harvest-time, should you say that the stock of grain now in hand in Kent was very small?—I should say very small, agreeably to the produce that we had the last year.

6442. Considering that the last harvest was a great deal more than the average crop?—Yes.

6443. It has been less than average years?—Yes, than former years.

6444. You say that the stock of grain has been less than in former years; how do you account for that?—Because the tenants have wanted money after the last harvest; every body was thrashing away as hard as they could to meet their demands.

6445. Do you think that the capital of the farmer has diminished within the last few years?—Undoubtedly.

6446. And the state of the land is worse than it was?—Yes.

6447. You are in the habit of making valuations?—Yes.

6448. What system do you pursue in setting the rent of a farm and estimating the value?—In answer to the question, I would take the liberty to deliver in the following Statement.

[The Witness delivered in the same, which was read as follows:]

13 June 1833.

A STATEMENT of the EXPENDITURE and RECEIPTS on 100 Acres of Arable Land in the Neighbourhood of Rochester, in Kent, under the Seven Tilth System, for One Year.

DISBURSEMENTS.

	£.	s.	d.
To the expense of four horses, including keep, tradesmen's bills, waggoner and mate, &c.	200	—	—
To one extra horse	40	—	—
To three labourers at 13 s. 6 d. per week	105	6	—
Extra to ditto for haying, harvest and task-work	20	—	—
To a boy at 3 s. per week	7	16	—
Seed for 14 acres of turnips, one bushel	1	10	—
— 14 ditto barley, four bushels per acre, at 30 s. per quarter	10	10	—
— 14 ditto beans, four ditto - ditto - 32 s.	11	18	—
— 28 ditto wheat, three ditto - ditto - 60 s.	31	10	—
— 14 ditto clover, two gallons - ditto - 50 s. per bushel	8	15	—
— 28 ditto wheat, three bushels - ditto - 60 s.	31	10	—
— 14 ditto oats, five ditto - ditto - 22 s.	9	12	6
Cutting and binding 72 acres of corn, 8 s. per acre	28	16	—
Ditto - ditto 11 acres of clover, 4 s.	2	4	—
Beer for haying and harvest	10	—	—
Poor-rate, at 5 s. per acre	25	—	—
Church and highway, ditto	5	—	—
Repairs	10	—	—
Thatching stacks, &c.	5	—	—
Interest on capital, 1,000 l.	50	—	—
Wear of sheep-gates, tools, &c.	5	—	—
Rent on 98 acres, having calculated only on that quantity, 28 s.	139	4	—
	£. 768	11	6

RECEIPTS.

By 14 acres of turnips, at 40 s. per acre	28	—	—
14 ditto - barley, five quarters per acre, 30 s.	105	—	—
14 ditto - beans, three - ditto - 32 s.	64	4	—
28 ditto - wheat, three quarters two bushels, at 60 s.	273	—	—
14 ditto - clover, at 4 l. per acre	56	—	—
28 ditto - wheat, three quarters two bushels per acre, 60 s.	273	—	—
14 ditto - oats, six quarters per acre, 20 s.	84	—	—
Feed on stubbles, 1 s. 6 d. per acre	7	10	—
	890	14	—
Tithe taken in kind	89	1	—
	£. 801	13	—

6449. This account is not framed from any actual data?—No, only framed from an idea of what the expenses of cultivation would be, and what it would be right to calculate that the produce would be.

6450. You put the disbursements at 768 l. 11 s. 6 d., and the receipts at 801 l. 13 s., and the difference between the receipts and the disbursements is 33 l.; is rent included in that?—Certainly rent is charged in that.

6451. Is the practice generally to take the tithes in kind in Kent?—No, it is not a general practice.

6452. Do you think if the tithe of hops were taken in kind that the cultivation would be continued?—It is impossible to cultivate hops, if the tithe of them were taken in kind, with any prospect of profit.

6453. Do you know whether it is ever done?—Yes, there are instances of it, but not a great many.

6454. Has land so cultivated been thrown out of cultivation in consequence?—In some instances it has.

6455. The general consequence is that the cultivation is abandoned?—Yes, or materially lessened.

6456. Have you been engaged lately in the valuation of any large parish?—I have not finished the valuation of Wrotham for a rating.

6457. Is not that a large parish?—Eight thousand acres; pretty nearly 9,000.

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6458. Does

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6458. Does the land vary much?—Yes, as much as any land in the county of Kent.

6459. What is the condition of the lands?—In the best land the persons have property; but in the poor and wet lands, generally speaking, they are in a very bad state of cultivation. There are some farms, parts of which are composed of land of better quality, which are kept in better order; but where the poor lands are by themselves they generally are in a bad state of cultivation.

6460. Is it tenanted throughout?—Generally, it is tenanted. A person had a farm there, which was upon the market for nearly a twelvemonth, which is considered one of the best corn farms in the parish of Wrotham, and it has just been let at a reduction of from 30 to 35 per cent.

6461. When was it previously let?—In 1812 the prior lease was taken.

6462. Have you ever valued this parish before?—No, never.

6463. What is the object of the valuation now?—To regulate the rates, and also to make a bargain for the composition of the tithes.

6464. What is the state of the poor-rate in that parish?—Very heavy indeed.

6465. Has it increased of late years?—Very much indeed; they are rated at two-thirds of the rental. An overseer himself stated to me that they expected to be 20 s. upon the two-thirds rental; they have not been so much, but he very much apprehended it.

6466. Do you know what the state of the labourers is?—A great many are out of employment; I heard great complaints of that.

6467. Do you think that there is sufficient employment upon these lands for them?—I think if the protection held out sufficient inducement, and the farmers had the means of paying for employment, I can see the means of employing a great many.

6468. In the calculation you have given in, you calculate turnips at 40 s. an acre; is that upon the prime land?—Yes, because those turnips must be fed off on the land for the sake of manure.

6469. The tithes of your own farm you compound for?—I do, at 14 s. 6 d. or 14 s. 9 d. an acre.

6470. Do you mean to say that you pay 14 s. 6 d. for both arable and pasture?—No, for arable.

6471. What do you pay for pasture?—That goes to another person; the vicar has that, I think. I pay him 5 s.

6472. Do you find greater difficulty in making your bargain in dealing with the lay impropriator than you find in dealing with the clergyman?—No, I do not think we do in our parish at all.

6473. Do not the tithes principally belong to the lay impropriators?—Yes.

6474. Does the answer you have given, that you find no greater difficulty in dealing with the lay impropriator than in dealing with the clergyman, refer generally?—In our corn district I do not think we have more difficulty with the clergymen than with the lay impropriators; but in the hop districts I think they have more difficulty with the clergymen.

6475. You think the clerical tithes are kept quite as high as the lay impropriator's tithes?—Yes; they may be a little better worth to the taker, for the expense the clergyman must incur to take them induces him to let the tenant take them lower than the lay impropriator.

6476. Then you think that the payer of the tithe pays less to the clergyman than he does to the lay impropriator?—No, he pays just as much to the lay impropriator as he does to the clergyman; but the taker up may be better off.

6477. When they are let is there a difference between those that are let by clergymen and those that are let by lay impropriators?—None in the corn districts.

6478. In point of fact, which drives the hardest bargain generally?—I do not see any difference whatever in the corn districts.

6479. Have you seen the new Bill for the alteration of tithes?—I have not read it, but I saw an extract from it.

6480. You would not like to give an opinion upon it?—No; but from an outline that I saw I should certainly much rather have the tithes as now than as in that Bill.

6481. Have you paid 14 s. 6 d. long upon your farm for tithe?—Yes, I should think about eight or nine years, to the best of my recollection.

6482. Are you satisfied with the composition?—No, I do not say that; I would not have paid it but from being circumstanced as I was; I live so conveniently situated as to procuring manure for keeping the land in a good state of cultivation, that

that it makes the tithe worth the money ; but it would not be worth it if the land was left to produce what it would of itself. Mr. William Taylor.

6483. Have you not been engaged in making valuations lately?—Yes. 13 June 1833.

6484. State any valuations in which you have been engaged?—In the parish of Bredgar I valued for an individual.

6485. What is the state of that farm?—The state of that farm was certainly bad.

6486. Do you know what the rent of that farm was?—No, I do not ; I cannot recollect.

6487. Has that farm been lately let?—It has very lately, I understand ; the proprietor offered it to a person for nothing, if he would pay the assessments and taxes upon it.

6488. What is the size of the farm?—It is hard upon 300 acres.

6489. What was the result of that proposition?—The tenant declined it on those terms ; the landlord offered to let him hold the farm rent-free, provided he would pay all the imposts that were upon it, and the tenant refused it.

6490. Since that has the farm been let?—I understand that it has.

6491. Do you know at what rent?—I do not ; I heard the other day that it was occupied.

6492. What description of land is this?—It is a poor description ; not the poorest in the county, but poor land ; certainly we have worse land in the county ; that is what we call the hill land.

6493. Is the quality of the land of the farm near this part generally the same, or does it vary much?—I should generally say the same, not much variety.

6494. What would the produce of wheat per acre upon this farm be in a good state of cultivation?—I should say about 20 bushels an acre.

6495. What will your rich lands produce?—We should calculate them four quarters an acre, taking all lands ; the farms will not all consist of the very best lands, but taking all lands, that would be the average.

6496. Is that farm a very heavy and expensive tillage farm?—Yes.

6497. Is it heavy land?—Yes, flinty and heavy soil.

6498. With reference to the good soil that lets at 40 s. an acre, is there any great quantity of it?—No, it is a small district of the county about Feversham ; there is the best land we have.

6499. The best description is trifling in amount?—Yes, as compared with the whole.

6500. Do you think, generally speaking, that the rents of landlords have generally abated, so far as possible to meet the exigencies of the times?—Certainly not, for the cultivator to get a fair profit ; unless their difficulties are relieved by some other means, the produce is not enough to pay the outgoings ; what the reliefs ought to be, I leave it in better hands than mine to judge.

6501. There has been a disposition on the part of the owners to lower the rents, but not to a sufficient extent to pay the cultivator?—The outgoings have been greater than the farmers can meet.

6502. Have you been engaged as agent for persons who have made purchases lately within these twenty years?—No, I have not been engaged to any great extent.

6503. You cannot state whether the same amount of abatement has been made by such persons as by those that have been in possession for a longer time?—I should say that the abatement, generally speaking, as far as my knowledge goes, has been rather better in those who have been in possession as owners for some time than in those who have become owners within the last 20 years.

6504. You think that the old proprietors are better landlords than some of the new proprietors?—If I speak the truth, I think they are.

6505. You spoke of a farm of which the tenant refused to continue the occupation even without a rent?—Yes.

6506. What rent might that farm have produced at the best times?—I should expect that it was let at from 12 s. to 14 s. an acre.

6507. Was that an old cultivated soil?—Yes ; I have not known it for more than 20 years, but there are buildings, and so on, upon it, which show it to have been cultivated for 200 years.

6508. Has the capital of the farmers generally in the district that you speak of been diminished greatly of late years?—Yes, greatly diminished.

6509. Have a great number of them been ruined entirely?—A great many, on that soil in particular.

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6510. Have the people sold and gone out?—In many instances.
6511. Have other tenants taken their farms?—A great many have gone to the landlords' hands: several last year went back to the landlords' hands.
6512. Have you known several instances of tenants breaking more than once upon the same farm, first one tenant and then another?—Not where the tenants have broken; I have known farms which have had three tenants, and all the three tenants have gone out losers; one had not property to pay, and the other two went out because they found that it would not answer their purpose.
6513. Do you think the farmers' capital has diminished of late years?—Yes.
6514. When you speak of farmers that had not enough to pay their creditors, do you speak of men that had been prudent in their business?—Yes, men that have been prudent, saving, and careful men.
6515. Have you known men that had an adequate capital to their farms lose all of it?—If they have not lost all, they have lost so much that they could not carry it on.
6516. What becomes of those men?—Some go to labour.
6517. Are many of them reduced actually to labour on the roads?—Yes; I know two or three respectable farmers that I have been in the habit of sitting down and taking a glass of wine with that are now labouring.
6518. For the parish?—No, for different persons.
6519. That has been occasioned by the fall of price?—That has been occasioned by the land not producing enough to pay the imposts upon it.
6520. The produce of the land not being adequate to the outgoings?—Yes, by the occupants not having a sufficient return for the capital employed, and therefore when he has sold, of course he has been entirely ruined.
6521. Have you any objection to state what, in your opinion, would be the best means of meeting that evil?—No, I can only show that evil, and how it presses upon the people.
6522. In your opinion, what would cure it?—I do not feel myself competent to state; I can show where the tithes fall heavy, and the poor-rates fall heavy.
6523. The farmers have not at present the means of payment?—No.
6524. What would give them the means of payment?—Lowering the expense of cultivating, or giving a better price for corn.
6525. Is there any fall in the price of land?—Yes.
6526. At how many years' purchase does land sell at present?—If you put a present rent upon it, the value of money will give you 30 years' purchase upon it.
6527. Would that land have sold for a greater number of years' purchase in former times?—No, you would have reckoned a greater number of years' purchase, or a higher rent.
6528. Putting the same rent upon land, do you think it would have sold for a greater number of years' purchase than at present?—Of course it would, if you put the same rent.
6529. To what do you ascribe this change in the price?—To the heavy imposts.
6530. Do you think the corn laws have had any effect?—I think they have had some effect, though they have not been the only cause.
6531. Is there any general opinion upon the subject in your part of the country?—The change of the currency, we did think, had some effect.
6532. If you are right in that opinion, it is the change of the currency that lowered the price of corn?—We thought it had something to do with the price of corn, but it is so far beyond me that I do not feel myself competent to give an answer to it.
6533. Have the farmers changed their habits of living of late years?—Yes, they have.
6534. Have the farmers grown more prudent and frugal than they were?—Certainly they are, I should say; I am sure I can speak to that confidently.
6535. Do you happen to have heard whether in the agricultural towns the traders have as good a demand as they used to have for the commodities which they sell?—They complain; some say they have not in our neighbourhood.
6536. In consequence of the straitened circumstances of the farmer?—Of the farmers I am speaking now specifically; the tradesmen generally say that they get no orders, and in fact people make shifts.

6537. When

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6537. When you value land, do you go upon such prices as good tenants, or the best men that can be got in the district round, will give, or do you go upon the arbitrary price of grain?—We certainly set the land at the price that we think the crop is likely to produce, because we must have a data to go upon.

6538. Sixty shillings seems to be the rate at which land is now let; why do you fix 60 s.?—Because, under the present Bill, that has been for a certain number of years pretty nearly the price that the wheat has produced.

6539. In point of fact, upon your own farm has 60 s. been the price that you have averaged for the last five years?—I have averaged more.

6540. What have you averaged?—The price of wheat on my own farm in the year 1822, I averaged it at 40 s. 9 d.; in 1823, I averaged it at 69 s.; in 1824, I averaged it at 73 s. 6 d.; in 1825, I averaged it at 71 s.; in 1826, I averaged it at 60 s.; in 1827, I averaged it at 71 s. 2 d.; in 1828, I averaged it at 76 s.; we had bad crops in that year. In 1829, I averaged it at 74 s.; in 1830, I averaged it at 73 s., and in 1831, I averaged it at 64 s.; 1832 I have not thrashed. I would take the liberty to observe, that I live fortunately in a neighbourhood where we grow our wheat superior almost to that in any other part of the county; and this statement I give is the average for selling my wheat. It has pleased Providence and my good father to put me in a situation that I should not be obliged to sell my wheat at a ruinous price; this average I have given is not a fair average, because I have watched the market, and sold my wheat accordingly; but I thought it best to take a fair average, and explain it afterwards.

6541. Is this the average of the whole of the growth for the year?—It is the average of the whole of the growth of wheat for the year. I first took what the gross amount was, and then how many quarters I sold for the money.

6542. Is your tale wheat included in that average?—No, certainly, tale wheat is not in the average; and I live in a situation certainly where I make 3 s. to 4 s. better than the average of the county.

6543. You say that you have not been under the necessity of selling at ruinous prices, but that you have been able to choose your own market; do you not consider that of great importance to a farmer, that whether he is forced into the market or whether he can choose his period of the year for selling, makes a great difference?—If they were all in the same situation it would not make a great difference; perhaps there are but a few that are in that situation, and I being a small farmer have not so much difficulty in storing it away as a large farmer, for he must carry on his business in a regular routine, or he would be blocked up with his produce.

6544. In what proportion do you suppose that the farmers upon hill farms have realized a profit for their wheat as compared with your wheat?—I have stood in Maidstone-market and sold mine at 5 l., and turned round and bought the same quantity at 50 s. to sow.

6545. Was this sold for seed or not?—No, sold for grinding.

6546. Do you know the Isle of Thanet?—Yes.

6547. How are you as compared with the Isle of Thanet?—I should say we are better than the Isle of Thanet for the quality of wheat.

6548. Better than Herne?—Not better than Herne.

6549. Have you many country banks in Kent?—Yes.

6550. Has the accommodation given by country banks to farmers much diminished of late?—I cannot say, but I should think that their confidence was shaken.

6551. Since when?—For several years there has been more caution than there was previously.

6552. Would a farmer with as good security as he had six or seven years ago have more difficulty in getting accommodation from country banks?—Yes, I should think he would.

6553. Will the country banks advance money to a tenant of good character without any security being lodged?—I am not able to speak to that; but it does not strike me they would; I never asked them the question.

6554. Do you think that they would or would not?—I should think they would not.

6555. Was there ever a time when they would?—Yes, I think there were some instances in which they did it; but I do not think they would now do it so readily as they would at one time.

6556. Do you think the difficulty of paying rents has given rise to the unwillingness of the country banks to accommodate the farmers?—No.

6557. You

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6557. You do not think that that increases the difficulty of the farmer in that respect?—No.

6558. If the farmer, by means of accommodation, could be able to wait and watch the markets, as you are able to do, do you not think that he would be able to pay the rents better?—No; if everybody was to watch, I do not think it would have that effect.

6559. Supposing three out of ten had such a good character that they would be able to get accommodation from the banks, would the three not be able thereby to get a better price for their produce?—No.

6560. You stated that you received 76 s. in 1828, when crops were bad?—Yes.

6561. In 1829 and 1830, was the price sustained in those years?—Yes, there were bad crops in our county: 1831 was a very bad year of wheat.

6562. Do you happen to remember whether 1824, in which you had 73 s. 6 d., was a year of bad crops?—Yes, I think it was a bad crop; 1825 was a better one, if I recollect right.

6563. In those number of years of which you have given the prices from 1822 to 1831, have you made a pretty good rent of your own land by farming it?—Not a good one.

6564. Have you made some profit?—I have made a good return, because I farm expensively; but the tithes and poor-rates take a good deal away from the profit.

6565. Could a farmer have done well if he had paid you a good rent upon this farm?—He might have just got a living, I think, by it at 30 s. an acre.

6566. Do you speak from your own memory when you say that the year 1824 was a bad year?—A bad corn year.

6567. Do you remember whether there was any general complaint amongst the farmers in the year 1824?—No, I cannot remember now.

6568. Do you think that the price of corn in 1829, 1830 and 1831, covered the expenses of the crop?—It did not in 1829, near.

6569. Though there appear to be high prices in that year, they did not remunerate the farmer?—No, there was no money got.

6570. Have you taken an average of what you sold in the year in your estimate?—The whole of the produce of the year.

6571. Then a great part of the crop of 1822 was sold in 1823?—After the harvest of 1823; I recollect it perfectly well.

6572. The great part of it would be sold in 1823?—No; it was sold, if I recollect right, in November 1822, after we got the other harvest in.

6573. You have stated that with the present price of corn much of the present inferior class of land must go out of cultivation, and that some has gone out of cultivation?—Yes, it has fallen back into the landlord's hands.

6574. Supposing any measure was to be proposed of changing the corn laws, or any other, what would be the effect of lowering the price of corn 10 or 20 per cent.?—It would ruin all those that hold those farms.

6575. You think that a better description of land which you speak of would be thrown out of cultivation?—It must be cultivated unprofitably, unless the prices are raised.

6576. What is your opinion of the present crop?—I think that it is very bad; I saw every piece of corn on my land yesterday, and I think that it would give hardly half the produce of last year, barley excepted.

6577. In what condition is the Lent corn?—I think Lent corn is rather worse than wheat; beans and oats have been injured very much by the drought.

6578. Is your wheat bad?—Yes, very bad; the wind came and blew the whole of the bloom off in a very short time, but whether that will have any effect I cannot say.

6579. From your experience, should you say that your very expensive cultivation answers your purpose?—I think it does upon my land, being fortunately situated for getting manure.

6580. What artificial manure do you use?—As I live close to the river, I can get dung from Chatham, Rochester and London with the greatest facility.

6581. Do you ascribe your very good quality of wheat to the expensive cultivation?—No; the land is naturally inclined to grow good corn.

6582. Would the quality of wheat be equally good if the land were not highly cultivated?—I should think better, because the corn grown on such lands is more liable to casualties.

6583. Is not the quality of wheat a better sample upon the high lands than upon

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upon the low lands?—I consider that I can grow as good corn as upon the best land. Mr. William Taylor.

6584. You have been a good deal accustomed to value tithes, and you see the effect of tithes in your county; do you not think that it would be a great improvement upon the system if the tithe-owner was enabled to let his tithes upon lease for a certain number of years?—It would be a great improvement upon the cultivation of the lands if the person who cultivated the land knew what he was going to pay; I have no doubt that it would very much increase the cultivation.

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6585. If your tithe upon the land which you have, which you say is in a high state of cultivation, were perpetuated and made a permanent charge upon your land, your land having been cultivated in this high state, should you consider it a great hardship?—Most assuredly.

6586. Would a reduction of 10 per cent. or 15 per cent. satisfy you?—No; I pay more tithe, or about the same money for tithe now that the farm was let for previously to its being bought by the person in the year 1798, who sold it to my father for me.

6587. So that it would be nearly an equivalent to the rent of that farm, if it was at the ordinary expense of cultivation?—With wheat at 50 s. a quarter it would.

Sabbati, 15^o die Junii, 1833.

THE RIGHT HON. SIR JAMES GRAHAM, BART.

IN THE CHAIR.

William Blamire, Esq., a Member of the House; Examined.

6588. YOU are a Member for the eastern division of the county of Cumberland?—I am.

Wm. Blamire, Esq.

6589. You are the nephew of the late Mr. Curwen?—I am.

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6590. From your earliest life have you attended to agriculture?—For upwards of 20 years I have.

6591. Have you kept in your own occupation any considerable tracts of land?—For that part of the country, where farms are not very large, I have.

6592. What extent have you yourself held in your own hands?—Seven hundred acres.

6593. Have you an intimate acquaintance with the greater part of the county of Cumberland?—I have, from various circumstances, and from having acted frequently as an arbitrator between landlords and tenants, and between tenants who had matters in dispute among themselves.

6594. From your near connexion with the late Mr. Curwen had you an intimate acquaintance with his farm?—I knew all his system perfectly well, and for some years I purchased for him such cattle, horses and sheep, as he required.

6595. Have you known the farm he occupied during his life?—Yes, perfectly.

6596. Does your acquaintance with agriculture extend to some of the adjoining counties?—Yes; and to some parts of Scotland.

6597. Have you a general acquaintance with the agriculture of the northern counties, Northumberland, Durham, Cumberland and Westmorland?—I think I may venture to say that I have.

6598. Looking back to the termination of the war, should you say that the gross produce of Cumberland had increased or diminished?—The gross produce of Cumberland undoubtedly has diminished; but not so much from any altered mode of cultivation or diminution of capital employed in agriculture, as from those large tracts of common land which had been converted into cultivation having now ceased to be so productive, or having been partially allowed to return to a state of nature.

6599. Are there any considerable tracts of waste land enclosed during the war, and cultivated during the high prices, which have gone back to a state of nature?—Considerable quantities of waste land were cultivated during the high prices which are not so productive as they were, and in some instances are fast getting out of cultivation altogether.

6600. Were they not cropped very hard during that period?—From the great accumulation

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accumulation of vegetable matter in the soil very large and very bulky crops were at first produced, but the fertility of these soils has now in a great measure ceased.

6601. Heavy doses of lime were applied and successive crops taken?—Yes, to the amount often of six or seven corn crops in succession.

6602. Was not the straw frequently sold off?—In some particular situations, but perhaps not generally.

6603. What is the present condition of that land?—It is very bad, generally speaking, and become almost valueless.

6604. Are you aware of any common-land which under Inclosure Acts was given to the Church in lieu of tithes?—Yes; I know many instances where large tracts of land were given to the Church in lieu of tithe.

6605. What has been the effect of that commutation?—Most ruinous to the interests of the Church; the lands were supposed to be of superior quality to what in many instances they have turned out, and the Church have suffered most materially in many instances.

6606. In those cases was the incumbent strict as to the mode of cropping which he suffered his tenant to pursue?—Generally speaking, he had no power to be so, because there were no buildings upon the lands, and he was very much at the mercy of the parties who took them, and did so with the view of plundering them.

6607. In what condition are those church lands now?—There are certain exceptions, but in most instances their value is very materially reduced.

6608. Then where the old tithe was commuted for those allotments from the inclosures, in some of those cases the allotments are almost worthless, and in almost all the income of the Church has suffered?—Except where the allotment happened to be made on very good land, which was very rarely the case. Upon some of the commons of the county there are lands of as much innate fertility as any of the old lands; but those are very partial. I know some instances where lands were given to the Church of the best quality, and there the same result has not occurred.

6609. Should you say that the produce of the ancient lands of Cumberland has decreased or increased since the war?—I should think it has improved, for this reason, that in many instances the produce of the common lands, where they were thought capable of growing several successive crops of corn, have been applied to manure the old lands, and they were not so hardly ploughed during the time that the other lands were in the course of being broken up and cultivated. I have no doubt that the produce from the lands of the first quality is not only as great at this moment, but greater than it ever was.

6610. Then this robbing of the common lands newly enclosed was beneficial upon the whole to the ancient lands?—Certainly.

6611. Has not the produce of Cumberland so much increased as to have converted that county from an importing county into an exporting county?—No doubt it has; but I was speaking with reference to the last few years.

6612. Since when has that taken place?—I am not quite clear, but I think the county of Cumberland was an importing county up to about 1805, or 1806, or 1807.

6613. Then during the high prices of the war, notwithstanding the spread of manufactures in the county of Cumberland, it became an exporting county?—To a very considerable extent. A great quantity of corn is constantly carried by land into Lancashire and into the mining districts of Northumberland, and a certain proportion exported by sea to Liverpool.

6614. Is not there a considerable improvement still visible in the county of Cumberland in the cultivation of the land, especially in draining?—No doubt draining to a considerable extent has gone on and is going on at the present moment; in proof of that I believe there are now 26 tile-kilns, whereas a few years ago there were only one or two.

6615. Is it not, generally speaking, a soil redundant in wet, and peculiarly capable of improvement from under-draining?—In a very great degree.

6616. Has not the extension of an effectual system of under draining contributed very much to the increase of the produce?—No doubt it has.

6617. Taking all those circumstances into consideration, what should you say was the present condition, first of the tenantry of the county of Cumberland; is it better at the present moment than it was six or seven years ago, or worse?—It is decidedly worse.

6618. To what circumstance do you ascribe that deterioration in the condition of the tenantry?—The pressure of the population is so great that the tenant is induced to give a much higher rental for a farm than he ought to do. I have known many instances of worthless farms where the competition was very great.

great, and I have heard of 45 or 46 men as competitors for particular farms; and that of course often induces men to promise much higher rentals than they ought to do.

6619. You think that great competition for land has kept up rents above the level which prices would justify?—Certainly.

6620. Do you think the rents are still sustained above that level?—I am not aware that rents have fallen to anything like the point that they eventually must fall to.

6621. Do you mean with reference to the present prices?—Of course.

6622. In your judgment have prices been very steady in the last four or five years?—The prices of corn have been more steady since the year 1829 than they had been for some time previously.

6623. Do you ever remember the prices of corn so steady for a series of years, year by year, as they have been since the last corn law came into operation?—No; the prices have been more steady since the present corn law came into operation, but I question whether that steadiness arose from the operation of the present measure.

6624. If it be not ascribed to that cause, what are the causes which have produced this peculiar steadiness of price in the last four or five years?—Our crops have been below the usual average.

6625. Was that the case last year?—Last year the crops in some parts of the kingdom were remarkably abundant, particularly the barley; but I do not apprehend that the wheat of last year was more than an average crop.

6626. Presuming that the present prices should be the permanent prices under the present law, the law remaining unchanged, should you say that the present rents in the counties of Cumberland, Northumberland, Westmorland and Durham, could be sustained?—I think not, and for this reason, that I am quite aware that there has been great waste of farming capital going on, and that waste is now beginning to show itself in the diminished quantity of stock upon farms, and the great anxiety the farmers have to get their produce to market immediately.

6627. Does that desire to get their produce to market immediately operate materially upon the stocks of corn on hand towards the approach of harvest?—I think it has done so, and am of opinion that there is no disposition now on the part of any corn-growers to keep it longer than they can find a market for it.

6628. Is the stock of corn on hand at the approach of harvest much less now than at former periods within your memory, whether in the granaries or in the stock-yards of the farmers?—I think it is; I think it is the fashion of farmers now to keep as little as possible. Necessity may often compel a man to thrash all the corn out of the straw for the sake of the straw, but in former years he was in the habit of storing it, which he is not now.

6629. You have stated that, in your opinion, if present prices should be permanent, the present rents cannot be sustained; does that observation equally apply to all qualities of soil?—Most undoubtedly high rents will be maintained for the longest period upon the best quality of land.

6630. Is it your opinion that if present prices continue, rents generally, whether upon the superior or upon the inferior soils, must be reduced?—They are at the present moment upon the point of being very much reduced, and I know many farmers who will not now, upon any terms, rent land upon a lease.

6631. You have stated that rents have been unnaturally sustained in those counties by great competition; has that competition abated?—The competition of good tenants is abating. There are as great a number of applicants for farms perhaps as ever, but many of them are not people that have the means of stocking a farm properly, but who are anxious to obtain some place of residence and a pursuit.

6632. Have the tenants generally, driven by necessity, scourged their land more and cropped it harder, and broken up more lea, than they ought to have done?—Undoubtedly.

6633. Have you observed that generally throughout the northern counties?—It is very striking in many districts of the North, more so perhaps in some other counties than it is in Cumberland, because, owing to other circumstances, a much larger quantity of money has been spent amongst the labouring people and smaller farmers in Cumberland than in other places. We have had canals and railways, and other public works, going on, which have brought into circulation a great quantity of money.

6634. But speaking of those counties generally, have you observed visible symptoms of pressure upon the capital of the tenant?—Unquestionably.

6635. Does that observation extend up to the present year?—I have not for the

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last two years been so much in the county; but I am not aware that any great change is going on.

6636. Speaking generally, if present prices continue, what per-centage of reduction, in your opinion, must landlords submit to in those counties?—It is almost impossible to answer that question, because there is such a great variety of soil, and such great variety of locality and means of cultivating farms, that what may be a fair per-centage upon one farm would be a very unfair one upon another.

6637. Have the landlords submitted to a considerable reduction since the war?—To a certain reduction in Cumberland, but not to the great reduction that they are now I think about to be forced to submit to, because I think the farming capital has so much decreased that the same competition which has raised the price of land cannot much longer go on.

6638. Should you say that 10, 15, or 20 per cent. reduction must take place if the present prices continue?—I suppose that upon many farms a reduction of 20 per cent. must take place.

6639. Would that reduction be more indispensable upon the poorer soils than upon the superior?—Most undoubtedly.

6640. Has not the necessity of a reduction of rent on the part of landlords in many cases been averted by large outlays in making improvements, especially in draining, which in that county is particularly necessary, and which had been entirely neglected?—It is not fair to say that it had been entirely neglected; but it is carried to an extent that it was not before. Many landlords prefer expending a certain capital upon their farms in the shape of draining and other improvements to making any direct reduction; but that is virtually a reduction.

6641. Are not the tenants generally, in Cumberland and those northern counties, very frugal in their habits?—Extremely so; they live in a very different manner from what they do in any other part of the kingdom.

6642. Were they never, even by high prices, betrayed into habits of extravagance?—They got into habits of extravagance, as compared with their former habits; but as compared with other parts of the country, they are extremely moderate.

6643. Do not they continue to work upon their own farms?—Yes.

6644. Do not they live with their farm servants, and partake of the same diet with them?—Certainly.

6645. Does that apply to all the four counties of which you have spoken?—No; I am speaking now particularly of Cumberland and Westmorland.

6646. Has that habit ever been broken through of dining with their farm servants?—No, it has continued to the present time.

6647. Is not their diet very frugal?—Their diet is extremely simple, consisting in a great part of barley bread, potatoes, milk, and a small quantity of bacon.

6648. And they themselves have been content to work with their own hands?—Yes.

6649. Does that observation apply to men farming to a considerable extent, and paying a large amount of rent?—Men farming 400 *l.* or 500 *l.* or 600 *l.* a year will dine with their servants, and on particular occasions plough or harrow, or do various operations of husbandry themselves.

6650. And the landlords, throughout the period of the high prices, have partaken of the benefit of the rents which those frugal habits would enable their tenants to pay?—Yes, they have.

6651. And the great profit has been to the landlords, inasmuch as the tenant so living and adopting those habits of frugal expenditure has been enabled to pay a higher rent than he could otherwise have afforded?—Most undoubtedly.

6652. Do you find, in fact, that in those two counties where you say those frugal habits prevail, the rent of the same quality of land is higher than in other counties?—A great deal higher; lands which in Cumberland let at 2 *l.* an acre, would not in many other counties of England let at more than 26 *s.* or 27 *s.*

6653. Do you ascribe that higher rate of rent very much to the simple lives and frugal habits of the tenants?—To the frugal habits of the farmer and of his labourers.

6654. Do you conceive that the Cumberland and Westmorland tenantry can live much more frugally, or work harder, than they do?—That I conceive to be quite out of the question; they live at the lowest and poorest rate at the present moment. Many farmers who are paying 300 *l.* or 400 *l.* a year as rent, or even more than that, live in the mode of which I have been speaking, potatoes constituting the great bulk of the food they live upon.

6655. Are their houses comfortable?—Extremely comfortable; very substantial and well built, covered with slate and perfectly dry and warm.

6656. Are

6656. Are they tolerably well furnished?—Pretty well furnished; the furniture very plain of course and simple, but quite enough of it, and the parties themselves are perfectly satisfied. I ought to mention that in those counties in very few farm-houses do you ever find any beer; their drink is milk and water, and they never have ale but as a luxury; and they never give ale to their farm servants at any period of the year except at hay-time, and then to the mowers only, who have about two quarts a day.

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6657. Have you observed, within the last three or four years, any pressure upon the comforts of those tenantry which they before enjoyed?—I cannot exactly say so, because their habits are so frugal and simple that they cannot well reduce them; certainly 15 or 20 years ago the consumption of animal food was much greater than it is now; I believe it is a very rare thing now, upon many of the smaller farms, that they ever have any fresh animal food except upon Sundays; they live very much upon bacon.

6658. Besides the general symptoms which you describe of the diminution of their capital, have you known many cases of very extensive failures without any altered habit on the part of the tenant, or without any apparent blame on his part?—Yes, many; and I know many at the present moment who only go on upon the forbearance of the landlord.

6659. Arrears existing which, if exacted, would at once have ruined them?—At once.

6660. And not only large in amount but extensive in surface?—Very extensive; and I know great numbers so circumstanced.

6661. Are the observations you have made with respect to the tenantry confined to Cumberland, or do they extend to Westmorland and Northumberland?—They extend to Westmorland and to a part of Northumberland. I apprehend that in some parts of Northumberland and Durham they have a different mode of proceeding, where the farmers are more intimately connected with the trade of the country; the colliery district, and so on.

6662. In those districts is their condition better?—Their habits are more expensive; and in those situations the farmers have the means of saving a little money out of their own expenditure, which, generally speaking, the farmers of Westmorland and Cumberland have not.

6663. If prices continue at their present rate, in your judgment the tenant can only be relieved, where his habits of expense are such as you have described, by a reduction of rent?—Or increased labour and assiduity on his part.

6664. Is there much room for increased labour and assiduity on the part of the tenantry in those counties?—As compared with other parts of the country, I should say not; but as compared with what we occasionally see human nature capable of doing, more might be done perhaps.

6665. In summer time what are the ordinary hours of labour of the Cumberland and Westmorland farmers?—The family are up about five in the morning and various matters about the farm are adjusted, and they generally have their breakfast soon after six, which consists of oatmeal-porridge, with milk, barley bread and cheese. Then those that work with horses are generally supposed to be in the field and at work a little before seven; they work till twelve, and then come home to dinner, and are at work again at two; and they continue their work in the afternoon for a longer or shorter period, as the necessity or the urgency for getting through the work may demand, but generally they work from ten and a half to eleven hours a day.

6666. Are they an intelligent class of farmers; do they work their land to the greatest advantage?—They work their land to much greater advantage than they did at one time; generally speaking, some improvements might take place.

6667. Was it not the great endeavour of Mr. Curwen's life to improve the agriculture of that county?—In the latter years of his life it was.

6668. Was it not very successful?—Undoubtedly; and he introduced green crops and soiling, and various other processes.

6669. Did not he give premiums, and was there not a society formed by him which produced the best effect upon the agriculture of that county?—The effect produced was very great; it was a powerful stimulant, and it was applied at a happy moment, when the prices of agricultural produce were constantly advancing.

6670. May it not be fairly ascribed to that effort at that time, that that county became an exporting county from being an importing county?—I cannot say that it was owing solely to that.

6671. What should you say was the comparative condition of the labourers

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in the county of Cumberland now, as compared with their condition six or 10 years ago, or at the end of the war?—It is undoubtedly worse than it was; labourers are more frequently out of employment than they were, and they have acquired habits of expense which were unknown a few years ago; I mean to say that they do not live so frugally and simply as they did; they now occasionally use wheaten bread, and formerly they never thought of using anything but barley bread: now they have tea and coffee often for breakfast; formerly they never had anything but porridge.

6672. You are speaking of labourers not living in the master's house?—Yes; the labourers in the farmhouses live as the masters do.

6673. Are not the hirings of farm servants half-yearly, in the open market?—They are, and the unmarried farm servants live in the farmhouses.

6674. Both men and women?—Yes.

6675. Is it not the case that, generally speaking, throughout those counties no able-bodied man habitually receives any relief whatever from the poor-rate?—Never: wages are not at all mixed up with the poor-rates.

6676. Speaking generally, is there any case of an able-bodied labourer receiving assistance from the poor-rate in aid of wages?—Not that I am aware, being employed in husbandry. There may be some isolated instance of a man who has 10 or 12 children, who may permanently receive an allowance to pay his house-rent; but that is by no means a matter of frequent occurrence.

6677. A labourer in Cumberland does not receive upon the birth of an additional child an additional allowance?—By no means; there is no system of that kind.

6678. Nor any house-rents paid out of the poor-rate?—In some districts which are partly manufacturing, that system has been carried to a certain extent, but it is now gone out of fashion again.

6679. But in the purely agricultural parishes no such payments take place?—I will not say that no such case may have occurred; but I have known many agricultural labourers maintain themselves without any assistance from the poor-rate, who have eight or nine or 10 children.

6680. So that, generally speaking, the disturbing causes arising out of the poor-rates, which exist in the southern counties, do not exist in those northern counties?—They are altogether unknown.

6681. Does that apply to all the four counties?—I cannot say distinctly as to Northumberland and some parts of Durham, but in Westmorland and Cumberland there is nothing of the sort.

6682. In the absence of those disturbing causes, what is the rate of wages paid to able-bodied labourers, not living in the master's house, now in Cumberland?—From 10 s. to 12 s. a week for one of the best men.

6683. What was it in 1815?—One-third more at least; 18 s. during the years 1812, 1813 and 1814, would have been considered a lower remuneration than 12 s. would be now.

6684. What are the wages of the average description of ordinary labourers in agriculture?—That is about the rate: the better men are constantly in work, and the inferior men are occasionally out of work.

6685. With reference to the comparative rate of wages in the two periods, and the fall in price of a number of articles principally used by those labourers, should you say that their condition now, with the present wages and the present prices, was better or worse than their condition in 1815, with the then wages and the then prices?—The habits of the labourer are to a great extent altered, and his idea of what he must have is raised considerably from what it was a few years ago. I am clearly of opinion that the labouring classes are always best off with a high rate of price and high correspondent wages.

6686. Do you think that the prices of the articles used by them, of food and clothing, have not fallen in an equal proportion to the fall in their wages?—House-rent is nearly stationary; the price of fuel is nearly stationary; the price of salt, meat and bacon, and things of that sort, which they use a good deal, is not lowered in the same proportion, in the way they generally buy it. The price of bread is lowered, and the price of clothing is very much altered, but a very small quantity of clothing purchased in shops suffices; the women and the family make the stockings, &c. &c.

6687. Is not the price of fuel remarkably low in those counties?—It is, as compared with other parts of the kingdom.

6688. They not only have coal cheap, but they have turf in abundance?—They have.

6689. Do not they use a great deal of turf?—They have not the means of getting it now, since the waste lands have been so generally cultivated. *Wm. Blamire, Esq.*

6690. What is the condition of the cottagers in Cumberland; is it worse than it was?—It is considerably worse than it was, because they are occasionally out of employment; if they could obtain constant work at the general rate of wages, from 10s. to 12s. a week, it would not be much altered, but during the winter months they are very much out of work.

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6691. What becomes of them when they are out of work?—The more prudent make a little provision in harvest and at hay-time, which enables them to get on through the winter, and those that have not done so, where the families are large, are often driven to mortgage the labour of the next summer, by getting bread-corn from neighbouring farmers, or getting into debt at shops.

6692. But a successful resistance is made against any application to the poor-fund?—Certainly; and many of them have too much independence of spirit to apply to the poor-rate.

6693. If they did apply would money be given to them, or would work be found for them?—I think that men so circumstanced would generally be relieved for a time with money.

6694. You say that the farmers sometimes make advances to them on the condition of labour to be performed by them; is that contract generally observed with mutual good faith?—It is.

6695. Throughout the counties of Cumberland and Westmorland is there not a large body of yeomanry who have inherited small properties from father to son for ages?—A very considerable number. Property is more subdivided there I suppose than in any other part of the kingdom.

6696. Upon the condition of those men, has the circumstance of rent, which has affected the condition of the farmer, operated at all?—Not unless you consider the payments they have to make out of their land as rent.

6697. What is the condition of those men now, as compared with their condition at the end of the war?—The number has considerably diminished, and the situation of those who are still in existence is considerably worse than it was; there are very few of them whose properties are altogether unencumbered.

6698. Has their number been much diminished lately?—Their number is constantly diminishing; small estates are constantly being thrown upon the market, and often bought by wealthier classes.

6699. As those small estates are brought to market do small proprietors step in and buy them, or are they absorbed into large properties?—Frequently absorbed into large properties, but occasionally bought by men who have realized money in trade or in large farms, and who are withdrawing their capital from large farms and investing it in the purchase of landed property.

6700. Is not the reluctance very great on the part of the yeoman before he consents to part with his little hereditary property?—So great that he is often induced to cling to it longer than it is prudent to do so; he is paying interest for money borrowed upon it, which is pressing more severely upon him than any rent could do.

6701. Have you reason to believe that since 1815 a greater change has taken place in the proprietors of the small farms than in any antecedent period of much longer duration?—I believe that to be the case, from what I have heard and seen.

6702. Do you know for how many generations this land has been transmitted from father to son?—In many instances for very long periods. A considerable portion of the property is copyhold, and I have frequently seen admittances from the time of Queen Elizabeth in the same family name.

6703. Have you seen many of those alienated since 1815?—A great many; and there are still many other properties waiting for a sale in the expectation that the state of the money market may get better.

6704. Knowing the character of the men in whose circumstances that change has taken place, can you state whether it has arisen from any important alteration in their habit of living, or any extravagance, or any diminished industry?—Generally speaking, not; but the parties have had large families, and they have, from a miscalculation of their real situation, been induced to leave to their children larger fortunes than they ought to have done, and to saddle the oldest son with the payment of a sum of money which it was impossible he could provide for. That has been the case to a very great degree, particularly where the lands so devised were lands of inferior quality. I know some remarkable instances where

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parents have left a provision for younger children out of estates which have not been sold during the continuance of high prices, and which have fallen so much within their calculations as to leave to the eldest son hardly anything.

6705. Does the description you have given of the habits of the tenantry of Cumberland and Westmorland apply almost in every respect to the habits of the smaller yeomanry?—There is no difference in their mode of living; they are quite as frugal, and often more so, and their situation is often worse.

6706. Do they equally lodge their labourers in their own houses, and dine at the same table with them?—Yes, they do.

6707. You have spoken of the debts upon their property; from your own knowledge were not those debts contracted during the war, in many if not in most cases, for the improvement of the soil which they inherited?—In many instances they were.

6708. And laid out upon the soil?—And laid out upon the soil.

6709. And their habits of expense have continued very much unchanged?—There is no difference that I am aware of in their habits of expense at home; the only difference I am aware of would be that in better times the parties were a little more extravagant upon going to markets, but that is retrenched now; the habits of the family remain precisely the same, but the habits of the master of the family, upon leaving home and going to market, had altered a little.

6710. The improvements in the land, you say, were effected during the high prices. Prices having fallen and the debt remaining, what is now the condition of the man?—In many instances deplorably bad; he has nothing left in his property.

6711. If he has held out till now, is not his tenure very precarious?—Extremely so: it depends upon the caprice of the mortgagee, or upon the urgency of the parties to whom he may owe money.

6712. Is this the description of a few isolated cases, or is it very general?—The pressure upon that body of people is very great and general. They are not, of course, all in the same situation; but it is too generally the case.

6713. Do you mean to say that a greater portion of the encumbrances they labour under are encumbrances arising from the improvement of their lands?—In many instances that is the case.

6714. Do you think extensively so?—I do, indeed.

6715. In those high times that have been spoken of, what should have prevented them from making any reasonable improvement upon their lands out of the surplus produce of their farms themselves, supposing they were at the time deriving large profits from their farms?—They were often induced to borrow money for the purpose of buying lands that were sold in the neighbourhood, and erecting improved buildings upon their farms, and various other improvements. Their surplus money was, generally speaking, converted to the improvement of the estate, and they were seldom satisfied with that, but carried it further.

6716. Do you then include, in your notion of improvement, the acquisition of additional land?—No, certainly not.

6717. How does it happen that this description of landowners, being, as you say, of very frugal and orderly habits, having had the advantage of high prices, should not have been able at that time to make improvements upon their estates, without encumbering them with mortgages?—Making a false estimate of the value of their land and of their means, the parents of families were often induced to make larger settlements for their younger children than the estate could properly sustain.

6718. Have any material portion of those encumbrances which you spoke of been encumbrances arising from the improvement of the land, and not from provisions made for younger children, and additional acquisitions of land?—Of course the encumbrances have been incurred from various causes; but unfortunately, in the years 1812, 1813 and 1814, the proprietors of small properties thought they could not invest too much money in their improvement; and they were often induced not only to invest their own funds, but also to borrow money to improve their buildings, and to make various other improvements upon their property.

6719. Do you think the improvements that were generally made were judicious outlays of capital?—It is difficult to answer that question; it can never be judicious to expend large sums of money in the improvement of very inferior land.

6720. Does it not appear very extraordinary that people should be ruined by improving their estates?—It is easily explained.

6721. Did not the high prices of the war find the counties of Cumberland and Westmorland

Westmorland not in a very improved state?—Very much the contrary, as I have stated before. *Wm. Blamire, Esq.*

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6722. Generally speaking, were not the farm buildings in those two counties very bad, and not affording much accommodation for storing corn?—No.

6723. Was not one of the first effects of high prices in those counties to show the great advantage of holding corn?—No doubt it was.

6724. Was not the first effect of that a desire, on the part of the yeomanry or the farmers, to engage in the erection of large farm buildings?—Generally speaking, the buildings upon the farms in Cumberland are too large in proportion to the value of the farms, and have cost too much money. That arose from seeing that those parties converted their produce, generally speaking, to the best purpose who continued to hold it the longest.

6725. And then the yeoman, tempted by the high prices and the advantage of having accommodation for holding corn, frequently borrowed money to make large farm buildings upon his estate?—I cannot quite state that, because it does not cost a large sum of money to build a granary alone; but seeing the prosperity and constant advance in the value of things, they were induced to spend more money upon the improvement of their farms generally than was prudent or than they ought to have done; and if they had not the capital, they borrowed it.

6726. And that remains as a debt upon the estate?—It does, and it is increased by the settlements for younger children, &c.

6727. And the debt and the settlement together are very likely to work the proprietor out?—Yes; in many instances that has actually occurred.

6728. And then the estate falls into the hand of some new person, who begins it without any encumbrances?—It is fair to infer that he does; but I have known many instances of parties buying estates who have had a very small proportion of money to pay for it themselves, and have borrowed a considerable part of it.

6729. Is it now the case that people borrow money for the purpose of buying land?—Yes; I knew several cases of the sort last summer, where parties were obliged to borrow a portion of the money.

6730. When one of those small yeomen is so worked out, is not his estate generally purchased, not by another small proprietor of the same description, but by some large adjoining proprietor?—Very often by a man who has had capital invested in farming, and is withdrawing it.

6731. Is not the class of yeomen tending to diminution, if not to extinction?—The class is certainly diminishing in number.

6732. Are not some large estates occasionally separated for the purpose of sale?—No doubt they are; but I should think the accumulation is greater than the re-division.

6733. Does not it sometimes happen that persons who have made money in trade and commerce buy those small estates?—No doubt.

6734. Are you of opinion that the full effect of the present prices has not been brought to bear upon the larger landlords, since rents have not been reduced to the level which you think is inevitable?—Not to the full extent.

6735. What do you think will be the effect upon the large proprietors when they come to that level?—If their encumbrances bear the same proportion to the value of their estates as the encumbrances upon the smaller estates to their value, then their fate must be the same.

6736. When a small yeoman's property is for sale, are there as many competitors as there used to be 14 years ago?—Certainly not.

6737. Is not the number of farmers leaving their farms with capital smaller than it used to be?—No doubt there has been a great waste of farming capital going on.

6738. Are there many instances of a farmer leaving his farm and buying property now?—Yes, many instances.

6739. Are there many instances of small tradesmen leaving trade with a capital and buying those small estates?—I do not know to what extent, but there are several.

6740. Is not that a class of persons which used to invest their capital in those small estates?—To a certain extent.

6741. Is it as numerous now?—Certainly not.

6742. You have said there was a new system of husbandry introduced during the war; was not that more expensive than the old system?—Not so expensive, having reference to the quantity of produce.

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6743. Did it not require a more immediate command of capital?—That depends upon the nature and condition of the farm; in some of the smaller farms the principal capital employed is the labour of the family.

6744. Was not there more labour required altogether?—No doubt.

6745. Would not that require a greater supply of capital?—No doubt.

6746. Would not the yeoman be obliged to borrow for that purpose?—We know that he did borrow for that purpose.

6747. You have stated that many of the small proprietors, in borrowing money and in making settlements, acted upon false calculations; do you think those calculations were imprudent at the time they were made, as well as mistaken?—A great portion of the country thought otherwise.

6748. Could they at the time have made calculations more probable to be accurate than those were when they were made?—Many men had great misgivings upon the subject; but when an assurance went forth from Parliament that no depreciation had taken place, it was not very likely that a country yeoman would act with greater caution upon that question than his superiors. They acted with quite as much prudence as many in a superior grade of life did.

6749. You have stated that many of those persons are going on in the hope of a change in the money market; is it the change in the money market that has falsified their calculations?—They believe it to be so.

6750. The change in the laws affecting the circulation of money?—Yes.

6751. And which laws they think have entirely confiscated the whole of their property?—That is the general opinion.

6752. Was there not a resolution passed by the House of Commons, upon the motion of Sir John Sinclair, that no greater national benefit could be conferred than by bringing waste lands into cultivation?—Yes.

6753. Did that mislead many persons in those counties?—The parties now think that it misled them; whether it did so or not it is not for me to say.

6754. You have mentioned many farmers that are now insolvent of prudent and frugal habits; were those persons men that at one time had an adequate capital for the cultivation of their farms?—Certainly; generally speaking, no parties undertook the cultivation of farms without an adequate capital, but in that part of the country a small capital is thought sufficient.

6755. Do you happen to recollect whether in former times farming was considered a dangerous pursuit in those counties you are particularly acquainted with?—Certainly not.

6756. Is it not the fact that it was never a very profitable trade, and that men never made large fortunes by it?—There were some large fortunes made, but those are exceptions.

6757. Did you ever hear of the most fortunate farmer making half a million by farming?—No, but I have heard of a farmer making 70,000 *l.* or 80,000 *l.* by farming.

6758. Was that off a single farm?—No, off an accumulation of farms, and by a man that united with it the trade of dealing in cattle.

6759. Is it not a fact that in former times, although farmers never made large fortunes, yet they were rarely, with common prudence, subject to utter ruin?—It is.

6760. But of late years it has been a trade that has swept away the property of great numbers?—Certainly.

6761. Would you ascribe that altogether to the fall of prices which has taken place in agricultural produce?—Undoubtedly; the cost of production has not borne a proper proportion to the value of the produce.

6762. Have you formed any opinion as to what that fall of prices has been owing?—I have formed my own opinion.

6763. Will you be so good as to state to the Committee what your opinion is upon that subject?—In answer to that question I am supposed to be speaking of the neighbourhood in which I live. There is perhaps no place in the kingdom where the same amount of money is turned over in the cattle trade as in the town of Carlisle. It is a point of meeting for the English, Scotch and Irish drovers; and in the autumn of 1825 I have reason to know that so large a sum as from 80,000 *l.* to 90,000 *l.* of Scotch notes were week by week put into circulation in the town of Carlisle alone: at the present moment I do not know what the amount may be, but it is very different indeed. That money was principally, in the first instance, passed to the middle-man; and the competition so created was very

very great, and the markets were artificially raised, but that has now in a great measure ceased, and is one cause of the great difference. *Wm. Blamire, Esq.*

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6764. Was not the circulation of the county of Cumberland mainly composed of Scotch notes?—The great bulk of it. They constitute at the present moment a considerable part of the circulation, but they constituted the chief part till the years 1826 and 1827.

6765. What was the effect of the law which forbade the circulation of the Scotch 1 *l.* notes in England upon Cumberland and Northumberland?—It was extremely inconvenient of course, because the parties met to transact business with two different sorts of money in their pocket; and in consequence of some decisions that advances made by Scotch bankers to parties in England were not binding upon the parties, they have ceased now to do business to the extent that they did.

6766. Is it not possible that a farmer selling a commodity on one side of the border to a Scotch buyer and receiving Scotch paper, and then travelling only eight or nine miles to another market in England, may be guilty of a misdemeanor if he attempts to circulate what he has legally received in Scotland?—No doubt; and the greatest inconvenience is experienced. The difficulty of procuring gold has often been incredibly great, so much so that I have known a man offer 1 *s.* to have five sovereigns given him for a 5 *l.* note.

6767. Do you think the 1 *l.* notes operate to the disadvantage of those on the other side of the border?—No, very much the contrary; but they operate materially to the disadvantage of those that live upon this side the border.

6768. Do you think it would be better to assimilate the English to the Scotch plan, or the Scotch to the English?—That is matter of opinion; but it would be highly desirable that the circulation should be the same in both countries.

6769. Is there still a considerable quantity of Scotch 1 *l.* notes in circulation in England?—No considerable quantity; but I have often received in payment for cattle 30 or 40 1 *l.* Scotch notes in Liverpool, which my servant transfers to a banker, who gets rid of them again.

6770. Do you conceive that the Act of Parliament which prohibited the circulation of 1 *l.* notes in Cumberland has had any effect upon the price of agricultural produce in Cumberland?—I think so.

6771. Do you think the Act of 1829, requiring payment in gold, has had a great effect upon the price of agricultural produce?—That is my opinion.

6772. Do you see any reason why, but on account of that, agricultural produce should be lower than it was during the war?—Yes; the waste, and the extraordinary consumption during the war must have had a great effect in raising prices artificially.

6773. Has not the introduction of Irish produce, which has been mainly facilitated since the war, affected the prices very much?—No doubt it has; and the altered mode of husbandry in Ireland has still more affected the prices.

6774. Do you recollect whether, during the American war, there was any advance in agricultural prices?—Towards the close of the American war the prices of agricultural produce were uncommonly low.

6775. Do not you think that whether a war is successful or unsuccessful will make a considerable difference in that point?—I should think it would.

6776. Was Irish produce, during the war, as high as English produce?—The quality of Irish produce has much improved of late years.

6777. Do you think the value of its produce advanced as much during the war as the agricultural produce of England?—I should suppose precisely the same.

6778. Would the introduction of Irish produce into England at a high price produce the effect of lowering greatly the price of agricultural produce in England?—Throwing an additional supply upon the market, not wanted, must of course have the effect of lowering the price.

6779. If it could only be brought in here at a high price, would it lower the price of English agricultural produce below the rate at which it could be brought into England?—I should think not.

6780. Would not you ascribe almost the entire of the fall of prices which has taken place within the last 15 or 20 years to the Acts of Parliament affecting the quantity of money in circulation?—Yes, I do myself.

6781. Then to those Acts of Parliament must be ascribed the confiscation of the property of the yeomen and of the farmers which you have described?—Much distress has been produced upon that class of people by the transition from high

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prices to low prices, whilst other outgoings have not accommodated themselves to that change.

6782. Do you see any difference, in point of equity, between an Act of Parliament which by an indirect process confiscated the property of one class of men, and another Act of Parliament which by more direct process should confiscate the property of another class?—I suppose something would depend upon the state of knowledge of the parties that passed that Act of confiscation. It would be fair to infer that the Act of 1819 was passed in a want of knowledge of what the effect would be.

6783. Do you think the present corn laws have had any material effect in maintaining the prices of agricultural produce above the level that they would otherwise have maintained?—A trifling effect I think they have at the present moment, but I think it a very trifling one.

6784. Do you think that the price of agricultural produce has been a good deal raised the last few years by deficient crops?—I have stated that since the present corn law has been in operation the price of corn has been more steady, but that I think it is not owing so much to that as to the peculiarity of the seasons.

6785. You are of opinion that a great deal of land has been broken up and brought into cultivation from necessity of the farmers; would that increase materially the quantity of grain brought to market?—Converting grass land into corn land of course must have the effect of increasing the quantity of corn, but diminishing the supply of animal food. During the last few years I think a very undue proportion has been grown, and more than the kingdom is capable of permanently continuing to produce.

6786. Then we have supplied our population with corn by an undue forcing of the land?—So far we have; but if I am right in my view that must cease, because you cannot permanently continue to do it.

6787. Would you anticipate a deficient supply for our population when that process is brought to a close?—I fancy at the present moment we consume a greater quantity of corn than we produce, and if the trade of the country was in a greater state of prosperity the deficiency would be greater; but there is one cause that produces a considerable effect, and that is, that the cultivation of potatoes is spreading very much, and that the moment the prices of other provisions rise beyond a certain point the great bulk of the people fall back upon the potatoes, and that that alters again the price.

6788. Will the present process that is going on lead to a deficient supply, or to the sustentation of the people upon an inferior species of food?—If the consumption continues what it is at the present moment, I should suppose that our supply must become more and more unequal to meet it.

6789. You have stated that the price of produce at the close of the American war was very low, and that just before the close of the war, about the years 1812 and 1813, it was very high: do you or do you not think that the high price of produce during and at the close of the last war was owing to an artificial and inconvertible paper currency?—I think so.

6790. Do you not conceive that there were other causes besides the state of the currency which affected the prices at that moment?—Undoubtedly there were; but I think that was the great cause.

6791. Is it not true that during a part of that time there were successive bad seasons?—In the years 1799 and 1801 there were extremely bad seasons.

6792. Was not the year 1810 a bad season?—It was not a good season, but it was a much better season than 1816.

6793. Do you remember the year 1812?—I do; in my part of the country it was a good season, and the following year was one of the best seasons we have ever known.

6794. Then would not you attribute the great fall of price which succeeded in the year 1815 to the great abundance which occurred in the year 1813?—Some effect would be produced by the great crop in 1813.

6795. Is not some effect to be attributed to the prevention of the importation of foreign corn in the latter part of the war, arising from the state of the Continent?—No doubt.

6796. Were not the French armies at that time in possession of the north of Europe?—Yes.

6797. Did not that lead to a great consumption and waste of the agricultural resources of Poland and Russia?—I suppose so.

6798. Do

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6798. Do not you think that that would also have a considerable effect upon prices in England?—Clearly it would have a great effect.

6799. Do you remember at what amount the cost of importing a quarter of corn into this country at that period was commonly estimated?—No, I do not.

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6800. Have you heard that it was as much as 40 s. a quarter?—I have heard it variously stated.

6801. Do you remember the year 1804?—I was not a farmer in the year 1804.

6802. Are you aware whether the prices in 1804 were low, as compared with antecedent and subsequent prices?—The prices of 1804 were much lower than the famine prices of 1800 and 1801, but they were higher than the prices preceding that time.

6803. Was there not a certain quantum of agricultural distress in the year 1804?—I cannot speak to that, for I was not a farmer then.

6804. Was not that the year in which an alteration took place respecting the importation of foreign corn; were not the prices at which foreign corn was then admitted raised, as compared with former prices?—Yes.

6805. Are the Committee to understand from a former answer you gave, that, in your opinion, the present corn laws do not contribute much to maintain prices?—At the present moment I do not think the corn law has much effect in giving steadiness to prices and keeping them up.

6806. Is it then your opinion that neither landlord nor tenant have much interest in maintaining the present law, and that an open trade would be a matter of indifference to them?—No; but my opinion is that a fixed duty would be infinitely preferable to the present system.

6807. Do you think then that the present corn laws do keep up the prices of corn?—To a certain extent they do, but I think to a very trifling extent; and I think that under a fixed duty, even of a moderate amount, we should have a better protection, because, as the law at present stands, when you have an importation of foreign corn it comes in great bulk and in a mass, and that gives rise to a great deal of speculation as to what the effect of it may be: many of the millers, and people of that class, who do not think very deeply, suppose that the effect of the importation will be much greater than it turns out to be, and it produces a great panic, suspending all business, and prices immediately fall, and it is some time before they again right themselves. That would be one reason why I should think that a fixed duty would be better; and I have every reason to believe that though the average amount of duty under the present system is rated as high as 6 s. 8 d. a quarter, a very large quantity of corn is taken out of bond at a very low price; and I have been told that there are some corn-factors who have never paid more than 2 s. a quarter duty upon any corn taken out of bond; that those men do not purchase to sell again in bulk, but they purchase foreign corn for the purpose of manufacturing it and converting it into flour, and under the present Act have never as yet paid more than 2 s. a quarter duty, and they are constantly getting into use a very large quantity of flour through the medium of various people that they have in different parts of the country to sell it, and I think the present law professes to give a protection which it does not really give.

6808. If your opinion of the effect of the present law were correct as to its forcing suddenly large masses of corn into the market, would not that be evinced by a great unsteadiness of price?—Its continuance is only of short duration, and the markets right themselves again.

6809. Taking each quarter of a year, throughout the last five years, has not the fact been wanting of unsteadiness of price, as compared with former periods?—Undoubtedly it has; but I think that is to be attributed to the peculiarity of the seasons we have had, and the mode of taking the averages.

6810. You would resort to a fixed duty in the hope of greater protection?—I would.

6811. And it would be from the hope of greater protection to agriculture that you would prefer a fixed duty to the present law?—Yes; and I think it would have the effect of making prices still more steady, and taking away the profit of the middle-man.

6812. Has it ever occurred to you there would be very great difficulty in levying a fixed duty when prices rose, and that when, from the circumstance of a deficient crop, the farmer most wanted protection, that would be the moment when the protection would fail him altogether?—If you presume that famines are likely to occur, that would be a great difficulty; but I am sanguine enough

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to think that will never be the case to the extent we have seen, because all seasons of scarcity arise from wetness, and the great extent to which draining is carried must have a material effect in checking that; and added to that, the very extended cultivation of potatoes will always aid as a check to any great increase of price.

6813. Stocks on hand being unusually low, considerable tracts of land of inferior quality going out of cultivation, and after an unfavourable harvest the prices rising, do you think it would be possible to levy a fixed duty?—One dangerous effect would be bringing the Government of the country into collision with the people.

6814. Does not a graduated scale escape from that difficulty?—Undoubtedly it does.

6815. Are the Committee to understand that your reason for preferring a fixed duty is in the hope of obtaining a larger protection than the present law affords?—Yes; and believing that that protection would have the effect of benefiting both the consumer and the producer more than the present system, which is calculated to give a profit to the middle-man.

6816. But if the fixed duty were to give less protection to the producer, do you think that would be a great disaster to the agricultural interests of this country?—Yes, if it can be supposed so; but I do not suppose it.

6817. Has not the duty as it at present stands completely kept out the foreign corn since the last good harvest?—Nearly so.

6818. Is it not the fact that in the present state of prices we do not want any foreign corn?—Our markets are low, and many people believe we have a stock upon hand that will carry us on till the next harvest, but there are some parties, and very intelligent ones, that are not of that opinion.

6819. Are you not clearly of opinion that farmers would be very much injured if, with the present low prices and the crop of last year, the foreign corn was let into competition with them?—That depends upon the extent of foreign corn that would come here.

6820. Do we want to let it in at all, with our present home supply?—I should say not.

6821. What rate of fixed duty should you think it desirable to impose?—I should think it would be impossible to give an opinion upon that subject without information which I do not possess.

6822. If the fixed duty were as low as 10 s., are you not aware that that would, in the present state of prices on the Continent, bring in a large supply of corn from thence?—I do not think it would bring in a very large supply.

6823. If the fact be that there is a large quantity of corn warehoused in this country, and warehoused in all the different ports opposite, which could be bought under the price of 30 s., would not that immediately come into the consumption of this country at 40 s., if, for instance, a permanent duty of 10 s. were fixed?—No doubt it would; but in estimating the effect to be produced by that, one ought to know the quantity that would come.

6824. Supposing we got a million of quarters, would not that be a great injury to the corn-growers of this country?—In the first instance it would have the effect of lowering the price materially.

6825. Can you doubt that if this country were open to the corn-markets of the Continent, at least a million of quarters would come in without the least difficulty?—In answering that question, it must be borne in mind that we have a large manufacturing population who do not get anything like the quantity of corn, and of better food, that they would wish to have.

6826. But the Committee understand that your object is only to give greater protection to the farmer, and you think that more protection would be given to the farmer by a fixed duty than by a graduated scale of duty?—Certainly it is; for I think, in the present state of pressure upon agriculture, it is impossible to make the trade in corn free; but I think a better protection would be given by a fixed duty than by the present system.

6827. Do you consider that the commerce and manufacture of the country are already pressed upon so heavily as not to admit of further protection to agriculture?—No, I think the two interests are so inseparably united that you cannot benefit one without the other immediately feeling it.

6828. Are you aware that at present the agricultural interest is that which is most suffering, and that the commercial and manufacturing interests are comparatively

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relatively prosperous?—I am aware that the agricultural interests are suffering at the present moment more than the manufacturing interests.

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6829. Therefore any alteration of the corn laws which should have the tendency of further depressing agriculture, with the intention of giving a greater stimulus to commerce and manufacture, would not be, in your opinion, a wise measure for the Government?—I think the effect of such a measure might at the first moment be considerable, but that it would afterwards cease to be so; I am not disposed to think that there is any great quantity of surplus corn in the world, and I am not of opinion that any great quantity of surplus corn could be produced at once. If you were to admit foreign corn upon the payment of a certain fixed duty, there might be an increase of capital employed in agriculture in other countries and a greater quantity sent here; but after the first surplus had been removed I do not apprehend that any great quantity could be sent here for many years to come, because corn cannot be produced without labour, and I do not suppose that in any of those countries they could immediately expend a much larger quantity of labour upon agriculture than they do at present.

6830. Are you aware of the extent to which corn growing in Ireland has been increased by opening to it the markets of England?—I am aware that the produce of Ireland has changed very materially. A few years ago there was a considerable export from Ireland of horses, to the amount of about 3,000; I do not know what it may be now, but I apprehend it is very trifling indeed. There was at one time a great export of lean cattle from Ireland, and that does not go on to anything like the extent that it did.

6831. May not a great portion of the land that is used for the purpose of grazing be converted into arable?—Certainly, and it has been so in Ireland.

6832. You have stated that the growing of corn in Ireland has very much improved of late years?—That it has improved I should infer from the difference of the quality; and there has been a great improvement in the animals of Ireland, for they are very unlike what they were a few years ago.

6833. Are you aware that Irish corn was only admitted into the consumption of this country by Sir John Newport's Act?—I am aware of that.

6834. If the giving a market for the corn of Ireland has increased its growth so much, what reason have you to suppose that giving an open market to corn grown upon the Continent should not produce the same effect of increasing the supply from those countries?—The improvement in Ireland has been produced slowly and gradually. By the admission of corn here you have to a certain extent varied the produce of the soil; I apprehend that large proportions of the lands that were applied for the purpose of rearing animals have been converted into tillage.

6835. If the same effect should be produced upon the Continent, though the improvement might be slow and gradual, would it not every year be slowly and gradually increasing the quantity which those countries might pour into this country?—Yes; it would be difficult to know what the effect might be 20 years after this.

6836. You have described the present condition of the yeomen and the farmers; what, upon the fall in rents taking place which you anticipate, will be the condition of the landlords: and you have pointed out that the first effect of such a change would probably be a strong revulsion; what would, in your opinion, be the instantaneous effect of such revulsion upon all the three great classes, the landlords, yeomen, and tenants?—All three classes are mutually dependent upon each other: the farmer cannot be in a state of great distress, and have the power to employ the labourer.

6837. If, in addition to the present circumstances of distress, this revulsion fell upon them suddenly, what would, in your judgment, be the effect of it; could they escape from ruin?—No; the produce of the country must fall off amazingly also. When a farmer becomes distressed his first effort is to raise a greater quantity of produce; I conceive that the pressure of distress has been already very great, and that the lands have been scourged for the purposes of growing corn, and I am of opinion that they have now got to a point at which they cannot continue to produce the same quantity that they have done.

6838. As an increased importation of foreign corn would probably produce an increased consumption of manufactured articles in this country, do not you think the consequence of that would be the enabling the manufacturers and operatives of this country to consume a greater quantity of agricultural produce?—I think so,

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because we cannot purchase corn from other countries without giving labour in some shape as an equivalent.

6839. Although that might be the ultimate effect, what would be the immediate effect?—That would depend upon the quantity of surplus corn that might come here.

6840. As you consider that the increased growth of foreign corn in those countries would be gradual, would not the effect in this country also be gradual?—That is my opinion.

6841. Would not that to a great extent prevent any of those disasters which are anticipated from such a change?—I think the first effect would probably produce a shock; how soon that might be got over I do not pretend to know; it would depend upon the quantity of foreign corn in hand.

6842. Would not any shock that produced great distress in the agricultural world produce a great diminution of the consumption of manufactures?—Certainly.

6843. Supposing that the quantity of foreign corn on hand, instead of being small, should turn out to be large, and supposing that the shock resulting from this change should be not slight but severe; are the three classes you have mentioned, the landlords, the tenants, and the yeomanry, in a condition to bear even a slight shock?—Their condition is very much depressed; many of the farmers are going on at the mercy of the landowner, and if called upon for an immediate settlement they would be under the necessity of selling everything they had.

6844. Is it not then, in your judgment, a case requiring peculiar caution, when the risk of a shock may be incurred affecting such great interests so seriously?—No doubt it is a question upon which no man ought to hazard an opinion who had not some means of calculating the quantity of foreign corn which might be brought here. I believe that if we could get over the effect of the first shock a great improvement might take place, because nothing can be worse than the present system of taking the averages. Persons not acquainted with the trade can have no conception of the great extent to which attempts are made to affect the averages.

6845. Would it not be possible to improve the mode of taking the averages, without entirely altering the system?—Yes, I think it would; but I am not aware of any mode, except by making it imperative upon the buyer and seller under a penalty to make a proper return.

6846. If the averages were taken under the precaution you have just mentioned, and frauds were prevented in making the returns, and accurate data obtained, would not a great improvement be effected in the present corn law without any change in the principle of it?—Certainly; but I think the great defect in the present system is, that when we have a considerable arrival of foreign corn in a large mass it gives rise to a great deal of undue speculation and suspension of business in the country markets, for it is supposed to be larger than it turns out to be.

6847. If that were the fact, would it not be shown by great fluctuations in price?—No doubt it would, if the averages were correctly taken.

6848. But even in the faulty manner of taking the averages at present, has not the price remained tolerably stationary?—Upon the averages returned in the newspapers they would appear to be tolerably stationary; but as a farmer I have not found that myself to be really the state of the market.

6849. If the price has remained stationary, is not that evidently a benefit to the consumers?—It must always be a benefit to all consumers.

6850. Does it not frequently happen that a large quantity of foreign corn which is admitted comes in just before the harvest?—Certainly it does, because at that period of the year the corn-factor has an increased power of affecting the markets of the country, and raising the price to a point that he may wish.

6851. Suppose a large admission of foreign corn to take place in July or August, and that to be followed by a harvest of considerable abundance, do you not conceive that there would be great fluctuation of prices, arising from that fact?—Whenever you throw a surplus quantity upon the market it must affect prices.

6852. Do not you conceive that the admission of the same quantity of corn, if spread gradually over the whole year, would have a less injurious effect in producing fluctuation of price than if it occurred all at one period?—That is quite my opinion.

6853. If the duty were not to fall below 5s., would not that produce an improvement?—I think it would.

6854. You have stated that prices are affected by the currency; under the present

present protection that we have under the present currency, what do you conceive to be the natural price of corn?—My own opinion is that the currency is still altering. If our consumption of the precious metals exceeds considerably our production, it is impossible that the price can be stationary.

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6855. Upon the average of the last five years, would you say that the price of corn has had a tendency to be more than 50 s.?—During the last five years it has been more than 50 s.

6856. In a period of good harvests do you think it would be above or below 50 s.?—I am not able to state.

6857. Was not it in the contemplation of those that framed the present corn law that when there was a deficient harvest, and the price high, there should be a low duty?—Yes.

6858. Have there not been three or four years during which the price has been high, and the duty has been low?—Certainly.

6859. Then if the duty has ranged low whilst the price has ranged high, in consequence of deficient harvests, have we not every reason to expect that in average seasons, when the price ranges low, the duty will then range high?—Yes; but it is impossible to form an opinion upon what the prices might be, without knowing what the consumption will be.

6860. If the price was 50 s. the duty would of course be high; would not that give a better protection to the farmer than a fixed duty of 5 s. or 10 s. or 20 s.?—I have stated that my great objection to the present measure is the mode in which corn comes into the country, and that it produces an effect much beyond what it would if admitted in a different way.

6861. Is it not the interest of the person that buys foreign corn to keep it till he has a good market for it?—He is often guided by circumstances affecting himself in that. Many corn-factors that have bought a quantity of corn without sufficient capital have been driven to sell disadvantageously.

6862. Assuming that there were a fixed duty of 10 s., would you see any evil in allowing that duty to be removed at periods when corn reached the price of 70 s.?—I see no objection to that system, further than it involves the necessity of keeping up the system of averages, and they will require great improvement, and I am afraid it will be most difficult to get them made perfect.

6863. Do you think this country will ever be without some species of average being kept in the country?—I should think not, but I conceive that the averages are most imperfect at the present moment.

6864. Do you not think that if there was a fixed duty there would probably be more sound speculation than there is at present?—I do not know what to say to that.

6865. Are not people of capital at present afraid to go into speculation, from the great uncertainty of the result; and under a fixed duty would not those speculations be less dangerous?—Uncertainty is to a great extent the life of speculation, and I do not know what effect that might have.

6866. You said that you thought it would be a good plan to allow the duty to cease to be levied when the price of corn was 70 s.; what do you think would be the feeling of the consumer when prices were at 69 s. and the duty was 10 s.?—We know that there is no subject upon which the people are more sensitive than upon that of the price of provisions; and it might have the effect of placing the Government in an unpleasant situation.

6867. If frauds are now committed upon the averages, how would the case be when the duty would drop at once from 10 s. to nothing; upon the difference between 69 s. and 70 s.?—The inducement to fraud of course would be very great.

6868. Are you aware of the manner in which the averages are taken in Scotland?—Yes; I know that the sheriff calls a jury, and they settle what the average price over a certain period is, by examining parties who have bought and sold corn.

6869. Do you think that a superior manner of collecting the average to that which is practised in England?—Yes, I think so; because under the present plan I have known large corn markets where not a single return has been made.

6870. Do you think there could be the same facilities for taking the averages in the same way in England?—There could be no difficulty in examining the sellers and purchasers of corn, and examining their books, and forming a correct opinion of the result.

6871. You have stated that one reason why you would prefer a fixed duty is, to

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get rid of the averages; then of course you would not recommend any plan by which you got a fixed duty, and still kept the averages?—I was asked my opinion with respect to the effect of corn being at 70 s., but that is not a circumstance very likely to occur.

6872. Supposing it were considered desirable that the duty should cease at a certain point, do you not conceive that by continuing the present system of averages it might cease gradually, instead of dropping down at once from 10 s. to 1 s.?—You might frame an Act to make it do so.

6873. Your object in altering the corn law would be to give the farmer a higher price than he could get without it?—Yes; a somewhat higher price, and a steadier one.

6874. Is not the great consumption of agricultural produce by the labouring population in all parts of the country?—Yes, certainly.

6875. Then the effect of your corn law would be to make the labourers pay a higher price for their food?—I do not think the alteration I propose would affect the price of corn materially, whilst I think it would give some benefit to the consumer by taking it from the middle-man, the man between the producer and the consumer, who now gets the principal part of it.

6876. The object of the corn laws being to give a higher price of agricultural produce to the farmer, which must of necessity cause a higher price to be paid by the labouring part of the community, in what would that differ from a tax levied upon wages, and paid over to the landed proprietors?—There would be a great difference, because, where the parties consuming the food are employed in raising manufactured goods to be consumed at home, I hold that it is immaterial what the rate of prices may be. As far as regards parties manufacturing for exportation, the case would be different.

6877. Would you expect that the wages of the manufacturing and farming labourers would rise in consequence of the enhancement in the price of corn, produced by the alteration of the law?—I do not anticipate any material advance.

6878. If the corn laws produce no material advance in the price, does it not follow that they produce no material benefit to the farmer?—My own opinion is, that if the trade in corn was gradually opened the effect would not be very great.

6879. Do you think that by the corn laws we can sustain in this country the price of agricultural produce much above the level at which it would stand if there were no corn laws?—I think not; but I conceive that in our present artificial state some protection is necessary.

6880. Do you think we are capable of giving any material alteration to the prices of agricultural produce by the corn laws?—I think not much.

6881. You have stated that many intelligent persons think that there is not at present a stock of corn in the country more than sufficient to last till next harvest; or, supposing it should turn out to be true that the stock of corn in the country is not adequate to last till the next harvest, might not a shock be produced from the present state of the law as great as what is anticipated from the sudden introduction of foreign corn in too great a quantity?—That is matter of opinion.

6882. In your opinion, might not there be a probability of as great a revulsion, in consequence of a deficiency of corn under the present corn laws, as might be occasioned by the sudden introduction of corn under an alteration of the corn laws?—I am not prepared to say what the relative effect of the two situations might be; the shock would be very great, I have no doubt, in either case.

6883. You have stated that in Cumberland the breakfast of the farmers consists of oatmeal and milk, and barley bread and cheese, and you have also stated that the labourers now in their own houses use a portion of wheaten bread, and tea and coffee. Then, according to that, the condition of the labourers in that part of the country must be even better, and they must use a greater quantity of luxuries than the farmers do?—The labourers live quite as well; it may be matter of opinion whether they live better; some people in that rank of life would rather have porridge and milk and cheese than tea and coffee. The circumstance of the labourers having tea and coffee originates partly from this, that they cannot command the same quantity of milk that those in farm-houses can.

6884. You were understood to state that the quantity of Irish cattle imported has diminished very much; is that so?—The import of lean cattle has decreased very materially, I believe; but that is to be accounted for, in part, by the improved condition of Ireland.

6885. Do you speak of your own county only, or all over England?—I speak all

all over England; the export of Irish cattle was principally to the coast of Cumberland and to the coast of Scotland, and now by the steam-boats they are brought to Liverpool and other places. I conceive that the quantity of cattle produced in Ireland, and exported, has decreased considerably. I am aware that into Lincolnshire and Leicestershire a great quantity of Irish cattle do find their way.

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6886. Is not it a proof of superior cultivation their being able to send over corn, and their grazing and fattening their cattle, instead of sending over lean stock and horses?—Certainly the condition of Ireland has very much improved; and that is made apparent by the fact that they have a constant supply of fat cattle sent to Liverpool now, whereas formerly they had no means of fattening them except upon grass in summer; and they had no importation of fat Irish stock, except in autumn and the early part of the winter.

6887. Do not you both graze and feed cattle to a large extent yourself?—Yes, I do.

6888. Have you found the demand for meat in the manufacturing districts, in the last three or four years, falling off or improving?—The demand for meat in the manufacturing districts has of late been better than it was at one time, in consequence of the very deficient supply of mutton in consequence of the rot in sheep.

6889. Have you ever known meat steadily bear so high a relative proportionate price to corn as it has done for the last three or four years?—It is impossible without examining the prices to answer that accurately; I think that during the last three years the prices of animal food have borne a higher relative value, as compared with the price of corn, than they usually do.

6890. Does not that continue up to the present time?—It has continued up to nearly this time, but I believe the prices of fat animals are considerably upon the decrease in the northern part of the kingdom.

6891. Throughout the counties of Cumberland and Westmorland are not large flocks of sheep brought from Scotland and fed upon turnips?—That system has been carried to a great extent of late years, and there has been a great importation of sheep from the counties of Sutherland and Caithness, and elsewhere.

6892. Has that diminished or increased?—It has rather decreased of late, but owing to accidental circumstances. The parties buying those sheep are speculators; they purchase the turnips from the farmers, and some of the parties that carried on that trade to the greatest extent have contracted their business, or not had the means of continuing it.

6893. How have their means of continuing it failed?—I do not know sufficient of the circumstances of the parties, but I believe in consequence of the diminished accommodation country bankers have afforded.

6894. Has that accommodation diminished to a great extent lately?—It is supposed to a considerable extent among parties of that sort; the fact is, their trade not being a good one, some of the parties are not supposed to be in as good circumstances as they were at one time. I believe that parties who had perfectly good security to offer have had the same accommodation they ever had.

6895. You are acquainted with the mode of banking in those counties, and the past habits and the intercourse between the banker and the farmer; should you say that credit was now given to the same extent as heretofore by the country banker; not upon security, but upon personal character?—I am not aware that any great alteration has taken place. The country banker does not estimate the instrument that the man carries in his hand so highly as he does the character and the prospect of the well-doing of the party, and the situation of his friends, who are perhaps supposed to be a guarantee.

6896. Are not advances made by country bankers still to the man of character, without security, to stock a farm or for a short accommodation?—For a short accommodation. Investing capital in farming is a process that would not exactly come within the legitimate course of banking.

6897. Do they buy lean stock in the spring, to be sold off in the autumn, by the accommodation of the country banks?—The advance of country bankers is carried to a great extent, both for the purchase of cattle to sell again in the autumn, and for the purchase of others to winter and to sell in the spring.

6898. Is it not a common practice that the country banker will advance to a farmer, without security deposited, relying on his character, capital sufficient to purchase live-stock in the spring, to be sold off at the end of the year?—No doubt,

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as I have explained in the case of the speculator in sheep in Cumberland; and in various other cases the same thing is constantly taking place.

6899. Has emigration to any extent taken place in Cumberland lately?—Yes, to a considerable extent.

6900. When did the disposition to emigrate first appear?—Not to a considerable extent till the last four or five years.

6901. Among what classes has it shown itself?—Amongst the smaller and the poorer yeomen and farmers.

6902. Have men of capital gone?—Many who have been able to carry a certain capital, though not a very large one.

6903. Then it has not been among the very poorest that the disposition has shown itself?—No, the very poorest have not the means of emigrating. I have known some sent out by parishes, and provided with the means of subsistence for some time after they got to their place of destination; but that has not been carried to any great extent.

6904. Have precautions been taken to prevent the space left by those who have emigrated from being filled up again?—No, I am not aware of any precaution; I do not know any precaution that could be well taken.

6905. In not letting others in to occupy the dwellings?—I am not aware of anything of that sort.

6906. As relates to the amount of poor-rates, the effect of emigration has been quite inconsiderable and not efficacious?—Quite inconsiderable; but it has been a disadvantageous emigration to the country.

6907. An emigration of persons with capital, and not of paupers?—Certainly.

6908. Is that disposition to emigrate, on the part of persons with capital, on the increase or the decrease?—Very materially on the increase.

6909. To what cause do you ascribe the increased disposition to emigrate?—To the pressure of distress, and the impossibility of living without diminishing capital.

6910. The parties emigrate with the capital they have, in order to avoid diminution of that capital in this country?—They do so; and very flattering prospects have been held out by some farmers that have emigrated to Van Diemen's Land and various other places, and that induces others to do the same.

6911. To what quarter does the tide of emigration set?—It has flowed to Canada lately; but at the present moment, for the wealthier class, there is great disposition to emigrate to Van Diemen's Land.

6912. This disposition to emigrate is not confined to the county of Cumberland?—No.

6913. You have perceived it generally in the northern counties?—Very generally.

6914. And does your observation apply generally to all, that it is not the poorest class, but men of capital; which capital has been diminished, and which capital they are seeking to save?—I believe it is perfectly understood that it is very hopeless and desperate, emigrating without a certain amount of capital.

6915. What are the poor-rates in Cumberland?—The poor-rates in Cumberland are very low; the system is perfectly unknown to us of remunerating a man's labour according to his necessities; we do not in any shape mix up wages with poor-rates, and in consequence we have no abuse, or a very trifling one, in the system of poor-rates. I do not exactly know the amount; but from the parishes I do know, and which I have particularly attended to, I apprehend the average poor-rate of the county of Cumberland is not more than 1 s. 1 d. or 1 s. 2 d. or 1 s. 2 ½ d. in the pound on the real value; there are some exceptions, however: there is a large mining parish in the county, where, in consequence of the failure of work in lead mines, the pressure has been extremely severe. I am informed at the present moment that the amount of poor's-rate in that district is pretty nearly equal to the value of the land; but that is an isolated exception.

6916. Wherever in any district any manufacture or mining is carried on, generally in this district are not the poor-rates heavy?—I cannot say that such is the case: in consequence of the failure of this particular mining district the poor-rates have increased; but so far from a certain quantity of manufacture increasing the poor-rates, from living in a parish which is partially manufacturing, I am disposed to think that the poor-rates are better managed, and are consequently lower, than in those which are purely agricultural.

6917. Carlisle is a manufacturing town?—It is.

6918. What

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6918. What is the manufacture?—Cotton spinning, principally.
6919. How many inhabitants has it?—Twenty thousand.
6920. Is it divided into two parishes?—Yes.
6921. Does it come within your own knowledge, the remarkably good effect of the good management of the poor's-rate in that manufacturing town, as bearing upon the rate of one of those parishes?—No doubt it does; but the most remarkable instance that I know of is in the parish of Wigton, where the diminution of the poor-rate in consequence of good management is quite astonishing.
6922. Is not that under Sturges Bourne's Act, under a paid overseer?—Undoubtedly; and without a paid overseer I do not know any parish where the poor are properly looked after, or where the payments are not higher in proportion.
6923. And the general mode of payment is relief or the workhouse, the character being good?—Yes.
6924. In the workhouse the diet is spare, as far as is consistent with the comfort of the paupers?—Yes; but the diet of the parties living in the workhouse is often as good as the living of the people who pay the rate.
6925. Under that Act of Parliament, with a paid overseer and with the relief of the workhouse, in the parishes purely manufacturing, in your county, great reduction in the rate has taken place?—Yes.
6926. Are those manufactures generally prospering in Carlisle?—I do not suppose that perhaps they are in a state of greater prosperity than in other more favoured situations. Carlisle has many recommendations as a manufacturing place, but it is too far from the great markets, and thus has not the same advantage with some other places; but the manufactories there are doing well, and are in full work.
6927. Have you any cases where the manufactures are upon the decline, and where the poor-rates have not been affected by that?—None; I know of no parish in the county that may be fairly said to be exclusively a manufacturing parish, except the one that I have before alluded to, in the mining district.
6928. Generally is the tendency of the poor-rates to increase in the agricultural districts?—It has been so. I pay poor-rates myself in four parishes, and in one of those only until lately we have had a select vestry and a standing overseer, and that was to a considerable extent a manufacturing district, and there our rates were lower than in parishes that were purely agricultural: that is to be accounted for in a great measure by the manufacturing parish being better managed, and the others not being so well attended to; and also, in the districts purely agricultural to ours suffering more from bastardy than in the manufacturing districts.
6929. Is not hand-loom the principal manufacture in your district?—Cotton spinning is the principal manufacture; cotton spinning is a greater manufacture than hand-loom weaving.
6930. Is the cotton-spinning manufacture prosperous?—Yes, I hope so.
6931. The hand-loom is not prosperous?—No.
6932. And notwithstanding that, the poor-rates in Carlisle are decreasing?—Yes.
6933. Is not the effect of a manufacturing town or a district to attract the neighbouring population, and so to relieve the poor-rates?—We have no surplus agricultural population.
6934. Is there any surplus population in the town?—No; there is a considerable number of Irish and Scotch, who are in a state of passage from Glasgow to Liverpool and Manchester, who are constantly settling there.
6935. Is the condition of the Carlisle tradesmen at all affected by the depression of the agricultural interests?—I fancy that all tradesmen who depend upon the landed interest sell a much smaller quantity of goods than they did.
6936. Can you speak of any small country towns to which you can apply the description you have given of the tradesmen; do they complain?—They complain, of course, that they do not sell anything like the same quantity; the parties however who complain most are the publicans.
6937. You have said in the former part of your evidence, that on the best soil the crops are larger than they used to be in the war; are the tenants as well capable of cultivating the land as they used to be in the war?—Greater exertions have been made of late years than were made before.
6938. Is there not something more required than exertion in the cultivation of a farm?—A certain amount of capital.
6939. If that capital has been diminishing, how has he attained the increased

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capability of producing a large crop?—Those farmers who are distressed for want of capital have not the means of raising the same quantity of produce that those who do not suffer that distress have.

6940. Upon the average, you would say that the tenants upon the best lands were not in a condition to produce as large crops as they were during the war?—They have produced larger crops; but I am of opinion, as I stated before, that parts of the kingdom, and parts of the county of Cumberland, have been very much over-ploughed, and that you cannot produce the same quantity of corn that you did.

6941. You say that grain has diminished; if the management was as good as it used to be, do you think there would be a tendency for grain to diminish?—Yes; I do not think, at the present rate of prices, and the present cost of production, you would induce persons to cultivate inferior lands to the extent they have done; there are very few people who have not suffered severely from doing it, and you would not induce them to do it again.

6942. If there were a better rate of price, from 6*s.* to 7*s.* a quarter, do you think that there would be a deficiency of grain?—You cannot expect an increase of the supply of grain in the country by any sudden rise of price; it is a slow process; it would give that result by a continued rise of price.

6943. Are any lands that were in cultivation before the war going out of cultivation now?—No, not that I am aware of, to any great extent; I know, however, some few instances, though they are not worth mentioning. I know some inclosures that took place about 1770 of strong clay lands that were very productive when first broken up, but they have been long worn out, and are not now generally cultivated; but they are not to any great extent.

6944. How much land in Cumberland and Westmorland must go out of cultivation if wheat remains at 50*s.* a quarter?—I am not prepared to state the proportion that the inferior lands in those counties bear to the good lands.

6945. You cannot state the proportion?—No, it is impossible to state the proportion without examination.

6946. Do you suppose, if wheat was to remain at 50*s.* a quarter, Cumberland would remain an exporting county of corn?—I scarcely know what to say to that; because you have a number of people at present brought up as farmers, who have no notion of converting their labour to any other purpose, and they must continue to cultivate the soil, whatever return it may make. The effect of a very low price of corn, of course, is to diminish their capital and their means of making provision for their families; but still they cannot live without working.

6947. Is not the effect of a low price of corn to diminish the supply of corn?—Yes.

6948. To what do you ascribe the circumstance of Cumberland having become a corn-exporting county during the war?—To the waste lands that were brought into cultivation, and to an improved system of farming.

6949. What stimulated to those lands being broken up?—The high prices.

6950. You have stated that there is great difficulty with landlords in getting tenants of capital?—Yes, and the difficulty is increasing.

6951. From what class of men are those tenants generally taken?—In Cumberland, and in the north of England, it is a very usual thing that they are parties who have been servants, and have saved as much capital as with great frugality will establish them upon a small farm.

6952. Were they not taken from sons of yeomen, and persons in that class of life?—No doubt, in part.

6953. Is not the class of men from whom tenants are taken diminished, if that class of men are diminished?—No; looking generally to the subject, I cannot agree with that.

6954. Do not the same class of men go more into trade than they used to do?—No, it very rarely happens that a farmer's son has any thought of any profession but his father's; and he goes out as a servant or in some subordinate capacity, and by saving a little money, and afterwards acquiring a little from his father, he establishes himself on a small farm.

6955. Do you think that capital is less now among the farmers than it used to be?—Yes.

6956. Does not that give rise to difficulty?—Yes.

6957. You have stated that there is a great diminution of yeomanry in Cumberland?—Yes.

6958. Up

6958. Up to the war was there any tendency to lead to a decrease of this yeomanry?—They remained up to the war pretty stationary, and properties had continued long in their families.

6959. Do you think that they have been an increasing or a decreasing class?—A decreasing class for a great number of years; the best proof of that is that there is scarcely any estate to be met with that does not consist of a great many smaller properties united in one.

6960. You have stated, a great quantity of land that was uncultivated before the war and then ploughed up is now going to a state of nature: what has been the process of going to a state of nature; do you mean going to grass again?—Yes.

6961. Has that been after the tenant has scourged the land?—Certainly.

6962. Will it in that natural state produce as much as it did before?—No; in many instances it will require some centuries before you have such an accumulation of vegetable matter as it had.

6963. Then the land that was so broken up is now valueless?—The value of the land has been much reduced; it is in many instances nearly valueless. I know some lands that I would not accept as a present, the highway-rates and other burdens upon them being more than their present worth.

6964. You have said that there is a great diminution of capital among the tenants of Cumberland and Westmorland; to what extent has it gone?—I do not know the extent, but a great diminution has taken place; and that is beginning to show itself by a diminished outlay on the farms, and a greater desire of selling produce the moment it becomes marketable.

6965. Out of 100 farmers taken indiscriminately, how many do you suppose would be solvent if they were sold out?—I cannot form an opinion as to that.

6966. How much did those waste lands that were broken up during the war bear per acre?—That must be a very difficult question to answer, because some of those lands were of considerable fertility, and others of very inferior fertility, and much would depend upon the accidental circumstance of the season being favourable or being unfavourable.

6967. Taking an average season, an average outlay of husbandry, an average species of soil, what would be the produce upon it of wheat, taking the first 10 years together?—Many of the very inferior soils are exhausted before the end of the first 10 years and are not so productive; but if you suppose a parcel of average land that is properly and judiciously managed, by paring and burning with a sufficiency of lime, and so sowed with wheat, about 30 Winchester bushels might be the produce of the first crop.

6968. That would be more than three quarters and a half; so that land that bore more than $3\frac{1}{2}$ quarters is now going out of cultivation?—Such land would not permanently bear such crops. I have explained the peculiar cultivation that I suppose it to be placed under, and to be land of considerable natural fertility, artificially improved by the accumulation of vegetable matter for centuries; and when broken up by the action of fire and the application of lime, it generally throws up considerable crops for a certain time.

6969. If much lime is put on the land will not that have the effect of wasting the land?—Yes, if injudiciously applied; but it requires land of a certain innate degree of fertility to go on supplying itself with the means of reproduction.

6970. The innate fertility that you speak of is purely in the additional vegetable matter?—Yes; but you must have certain earths and certain substances.

6971. That is, the fertility of the soil may be different, but that which produces the crop, in fact, is the vegetable matter?—Certainly.

6972. Was it ever the custom to give leases in your part of the country?—There are few lands let excepting upon lease but by the largest and wealthiest proprietors.

6973. Was there not formerly an anxiety on the part of tenants to take leases?—Yes, many tenants would not enter on occupations without leases.

6974. Now?—No, not at the present moment; farmers are in a state of doubt and uncertainty as to what the value of the produce is likely to be, and I have had many applications from parties to ask advice whether it would be prudent to take leases or not.

6975. Were they anxious to take leases during high prices?—Certainly, because they saw people much enriched by having leases, while the prices were continuing to rise.

6976. Were the landlords at that time anxious to grant leases?—The landlords, I conceive,

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I conceive, would have rather not let leases, but they could not let the land without them.

6977. Are they anxious to let leases now?—The landlord of course would rather be upon a certainty with the tenant than that he should have the lands from year to year.

6978. Do the Committee understand you to say that some of the labourers are unemployed?—At particular seasons of the year, but not permanently.

6979. The men are unemployed during the winter?—Pretty generally during the winter.

6980. Were they unemployed at better prices?—No, because the farmer then employed them in the permanent improvement of his farm.

6981. If there was a better price again, do you think that those labourers would be again employed during the winter?—No doubt they would, if the prospect of the farmer was such as to induce him to invest more capital in his land; that must necessarily produce more employment to the labourer.

6982. You have spoken of landlords laying out capital in under-draining; have they been driven to that by the less profit they derive on the other parts of their farm?—I think it is very natural, if a farmer goes to his landlord, and says that it is quite impossible to continue the existing payment of rent, that he should say, you may expend a portion of your rent in the improvement of my property in draining, and that will be virtually to you a reduction of rent.

6983. Then in fact the necessity of the tenant, and the fear of the landlord of not getting a tenant, has driven him to make investments upon the land?—I conceive that this is so in many cases, for I know somewhere improvements have been made in consequence of applications from the farmers in that way.

6984. You say that the farmers and the labourers continue to live together in Cumberland and Westmorland; do you find that that has any better moral effect generally than the contrary system, which you may have perceived in other districts?—Certainly; the parties living in the house with their employer become more attached to him and his family, and will exert themselves for him to a greater degree.

6985. You conceive that the moral character of the labourers living in the house with their employer is better than in districts where such a system does not prevail?—I conceive so.

6986. Did that system prevail in any district where it does not now prevail?—It is too often the custom now for farmers of a certain rank to get rid of as many of their domestic servants as they can, and have recourse to labourers.

6987. What is the cause of that?—One cause I think has been that the wives of such farmers have become unwilling to undergo all the trouble of having a larger establishment.

6988. If the farmers are not in a condition to employ labourers in the winter as they used to do, will not that prevent them from keeping them in their houses, and employing them from day to day as they used to do?—Yes; and it is the fashion in that part of the country for farmers to hire persons in the market for such time only as they require their services, engaging more people in summer than in winter; and it is no unusual thing to have domestic servants living at home occasionally with their own families, not being in employment.

6989. What proportion does the yearly to the daily servants bear?—In Cumberland the hirings are half-yearly, and the half-yearly servants bear a very great proportion to the other labourers.

6990. You stated that the wages of the daily servant have very much fallen, and that his clothes have fallen in proportion; what is the principal article of the clothing of the labourer?—Woollen articles of different sorts.

6991. Do not shoes form a very main article of clothing?—Yes; but I do not think the cost of shoes is so considerable in Cumberland as in some other places; they occasionally wear wooden shoes called clogs.

6992. That is peculiar to your part of the country?—Yes.

6993. Have retail prices in general fallen as much as wholesale prices with you, of any articles that a labourer buys in a country-village shop?—Not in the same proportion.

6994. In those things that chiefly affect the labourers?—The labourers unfortunately seldom go to the best markets to buy the things they want.

6995. That always was the case with the labourers, was it not?—Yes, and always must be, I am afraid.

6996. Do

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6996. Do you not think that the number of retail dealers has increased?—Yes, I think in some situations materially, and that it was at one time more the fashion to go into large towns to make purchases than at present; and thus there are probably more petty shopkeepers than there were, and that I am afraid is one reason why the labourers make worse bargains than they used to do.

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6997. What has become of the yeomen who have sold their estates?—Many have become servants and gone into other employment.

6998. In consequence of the 1 l. bank notes in Scotland, do you think that the price of produce is raised in that country above what it is in England under similar circumstances?—I have no doubt that it is so, and that it is most observable in the price of Galloway cattle.

Thomas Spencer Lindsay, Esq., called in; and Examined.

6999. IN what county of Ireland do you reside?—In Mayo.

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7000. Do you reside on your own property in that county?—Yes.

7001. And are very constantly resident, are you not?—Yes.

7002. How many years have you resided there, except at short intervals?—I have resided since the year 1817.

7003. Almost uninterruptedly?—Uninterruptedly I may say, with the exception of absences of about a month or two duration.

7004. You have an estate of considerable extent in that county?—Not very considerable.

7005. Is the whole of that county well known to you?—Yes.

7006. Do you know any large county there except the county of Mayo?—The county of Galway and the province of Connaught are also, generally speaking, pretty well known to me.

7007. Have you observed any important difference in the cultivation of the province of Connaught since you first had your permanent residence in Ireland?—No, no important improvement.

7008. In the county of Mayo?—Not generally.

7009. The agriculture of the whole province of Connaught you say is not improving?—Not improving, certainly; on the contrary, I should say retrograding.

7010. That observation applying to the whole province?—I think so; but I can speak more particularly as to the counties of Mayo and Galway.

7011. What are the circumstances which mark the retrograding of the agriculture of that province?—Less pains taken in the cropping of the land, in raising its produce; in fact, in all things relating to agricultural matters, I find less outlay of money, less pains and less trouble bestowed; the fences are worse, and all those sort of little things that belong to agricultural occupations are less attended to, I think.

7012. Is the land less productive than it was?—I think so; in fact there is less attention and less capital bestowed upon it; there is that in it that decidedly makes me say that the face of the country does not look so flourishing as it did when I was first acquainted with it, in the year 1817, and prior years, 1814, 1815 and 1816, when I first formed an opinion of it.

7013. The general appearance of the country, instead of being better cultivated, is more wild?—I think so.

7014. And is the produce less; first, of corn in average seasons?—No; I dare say the produce may have increased notwithstanding.

7015. Is more grass land broken up than there was?—Yes; after the war, when there was a great fall in the price of cattle, a good many of the old pastures have been broken up and kept in tillage.

7016. Are less cattle produced in Connaught?—Much less, I think.

7017. Less cattle being produced, somewhat more corn is produced from the old pastures being now under tillage?—That is my idea.

7018. So far from that tillage being better cultivated or under a better course of cropping, you should say it was worse?—Certainly.

7019. Then, speaking generally, you should say that the land was not in so good condition as it was?—Certainly not.

7020. And that applies generally to the whole province?—I think so.

7021. As to rents, if present prices continue, do you think present rates can be sustained in Connaught?—I believe rents at present to be very nearly, as far as I know any property, fairly apportioned; the rents have fallen in proportion as the

produce

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produce has fallen; there may be some instances to the contrary, but generally speaking I should say the fall has been in proportion.

7022. To what extent should you say the landlords have submitted to the reduction of rent since the war, speaking generally?—I should think there must be from 25 to 30 per cent. fall.

7023. The landlords in the province of Connaught, speaking generally, have submitted to a reduction to that extent?—Yes; I know my own is even more; I know that my rental has sunk I should think full 40 per cent. below what it was in 1814.

7024. There is a difference between good lands and bad lands in the reduction of rent; bad lands have fallen to a greater extent than good lands, have they not?—Yes, certainly; because there is so much more competition for any thing that is good.

7025. What is the condition of labourers throughout Connaught under their present rents and present prices, as compared with their condition before the reduction of rent and with higher prices; when was it best, now or then?—I think their condition was decidedly better under the war prices.

7026. Coming down to the period since the war, should you say that present prices and present rents had made the condition of the tenant in Connaught better or worse, as compared with the rents and prices of five or six years ago?—I do not think they have ever been as well off as they were during the war.

7027. Since the war; compare their condition now with what it was in the year 1828, or before the change in the corn laws took place?—I think their condition is worse now than in 1828, more impoverished; I think less means for anything within the province of Connaught than there were in 1828.

7028. The province of Connaught is on the western coast of Ireland, furthest removed from the English market?—Yes.

7029. Do you remember the passing of what is called Sir John Newport's Act, which extended the English grain market into Ireland?—I recollect that period when those restrictive Acts ceased.

7030. Do you recollect the introduction of steam upon its present large scale?—Yes.

7031. Has there been no perceptible increase in the demand of farm produce in Connaught since those two periods?—I think not in Connaught, not very great; there may be a little, but it is scarcely perceptible; it has not reached us; the produce of Connaught goes through the hands of graziers and farmers living in the east part of Ireland, in the eastern parts of Ulster and Munster, and the province of Leinster.

7032. Do not they drive your lean cattle to the English market?—They always did that.

7033. Has not steam given increased facilities to that?—It has given increased facilities to those Leinster, Munster and Ulster farmers, to get rid of their produce in England.

7034. Do not the cattle farmers on the eastern coast, who deal with England, possess greater means of communication with England, and therefore, in purchasing their cattle in Connaught, do not they draw a larger supply?—Some of them come occasionally into the province, and I believe they do, but our great market is the annual fair of Ballinasloe, in October; all the Leinster and all the graziers on the eastern coast supply themselves there, and the Connaught farmer gets rid of the cattle that he has been feeding and preparing for that market.

7035. Is not the demand in Ballinasloe augmented by the increased demand from England?—I think it may be, but I have not been at Ballinasloe myself for the last three or four years, but I have seen the returns; there is not the number of cattle sold there that there used to be, there is more of good quality brought to market than there used to be.

7036. That arises, in your opinion, from the consequence you mention, of a great deal of grass land being broken up?—Yes.

7037. Are you aware the demand from England extends itself in all directions, from east to west in Ireland?—Yes; I have heard within this year or two of some drovers buying some fat cattle, and taking them to Liverpool, and disposing of them there; it was the first time I have heard of it.

7038. How far did they come?—Into the county of Mayo; I heard of it the year before last, I think.

7039. You live in the eastern part of Mayo?—Yes.

7040. Has

7040. Has it continued since, or was it only an accidental circumstance in that year?—I have not heard of its being done this year.

7041. Is there any water communication between the western part of Ireland in which you reside, and the eastern shore?—There is a water communication that extends to the town of Ballinasloe, which is about 60 Irish miles from Dublin; it extends about half way between Dublin and where I live.

7042. Are the communications between those places improving?—No, they are getting worse.

7043. Is there any means taken in Connaught of improving the communication? No, nothing can be worse than the communications by the cross-roads; there is no road that I may call passable; I am sure no English gentleman or Scotch gentleman would call them passable, except the roads that run from Dublin to the different large towns.

7044. Probably the reduction of capital of the farmers has not increased their means of expending money in the improvement of the roads?—I do not know how that is, but nothing can be worse than the whole of the road management in that province.

7045. Is it perceptible that capital is expended by the landlords there on their estates, generally?—No, I do not know that there is any expended; you may travel for a whole day, and you will not see five men at work in a field except on their own account. I do not know where to look, if you were to ask me to point out where there is any expenditure of capital in agriculture; I do not see where I could say that there was.

7046. Are there many landlords absentees in Connaught?—A great many.

7047. Is there more or less expended by absentee than by resident landlords?—I think there is as much expended by absentees as by the greater part of the resident landlords.

7048. You do not think there is much difference between the two?—Very little.

7049. As a general rule, you would say that they spend as much capital as the other?—Yes.

7050. Do they draw as much of the produce of the land as they can get?—I should think they do.

7051. What is the condition of the tenants; is that getting better or worse; you say they have had a large reduction of rent?—I think some are getting worse every year; it is more difficult to get rent from them, even with all the reductions that have been made.

7052. Are they more or less industrious than they were, or are they more unwilling to work upon the land?—I think, with regard to the tenantry themselves, they are more industrious, and would be more inclined, under a better management and better system, to get into more industrious habits, and into a better manner of cultivating ground now. In regard to their own persons, I think they are more careful; they are much better clad; it is very seldom that one sees the grown-up man without shoes or stockings.

7053. You think there is a growing taste for the conveniences of life?—I think there is; and I think they are inclined to keep their little cabins cleaner and better, and whitewash them, and all that sort of thing. I think that it would be much easier for a landlord, who was disposed to improve the condition of his tenantry and the condition of his estate, to effect it now than it was many years ago.

7054. Then the spirit on the part of the tenant and of the peasant to co-operate in improving is more decided than it was?—Yes.

7055. And to assist, if the means were forthcoming on the part of the landlord?—I think so.

7056. Do many of the small farmers and labourers come over to England in harvest time?—Great numbers.

7057. Do you ascribe at all this growing spirit for the conveniences of life to their acquiring certain habits and tastes in England when they come over to work?—I should think it has had that effect; when they come back they are anxious to do what they have seen done in England, and certainly, as to their clothing, I think it has had that effect, making them all more anxious to be better dressed.

7058. Do you know any other cause which is more likely to have produced that effect than the easy and constant communication with England?—I should think also that it was from the younger portions of the population, who had received

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7059. Has education spread since you have resided in Ireland?—Certainly it has.

7060. And the moral effect of that education is beginning to show itself in the rising youth?—It is a little, among the younger persons; I believe a good number of them learn to read and write at one school and another; and I should think that it may also proceed from the desire of improving from what they have read of or heard of, from the enlightenment that a little glimmering of education gives a human being.

7061. You therefore say that the disposition of the tenantry and the peasantry throughout Connaught is more favourable to improvement than when you first resided in it it was?—I think so.

7062. The circumstances of the tenantry you think not improved?—Not at all; on the contrary, I think the circumstances both of tenant and landlord have not improved.

7063. Then this spirit of improvement has to struggle with very adverse circumstances at this moment?—Yes.

7064. Proceed from the tenant to the labourer; your observation with regard to the spirit of improvement and the taste for the conveniences of life, applies to labourers as well as to the small tenants?—The small farmers or labourers would be delighted to be employed; all they want is constant employment for themselves or families.

7065. The occupation of the land is divided so much, that you can hardly draw a distinction between the labourer and the small farmer?—Scarcely.

7066. Are not the houses of the people in the country a great deal better than they were 12 or 14 years ago?—Yes.

7067. Do not people that build houses now build houses of a better description than they would have been content with some years ago?—Yes, they have chimneys and little windows.

7068. You say that the whole of the population, women as well as men, are rather better clothed than they were?—Much better.

7069. Notwithstanding their circumstances being worse?—Yes.

7070. Are you quite sure that less cattle have been sold at Ballinasloe within these last three or four years than were sold 10 years ago?—I am quite certain of that; I should think this year there was a deficiency of 10,000 sheep.

7071. Out of what number?—Out of 70,000; I think there were 3,000 cattle less.

7072. Out of how many cattle?—I really forget whether it was 10,000 or 13,000, but it used to be something between 10,000 and 13,000 when I used to attend at Ballinasloe; for I grazed the greater portion of my estate when I first got it; just after the war there was a difficulty in letting it, and I grazed it for some time myself, and at this time I knew all about the prices. Since that I have let my lands to other graziers, and I employ myself more in reclaiming land and its improvement; it is more amusing to me.

7073. Is not all the corn that is sent from Mayo exported by sea from the ports of Ballina and Westport?—Principally.

7074. The cattle that are sent are sent to the eastward overland to England?—Yes.

7075. You have mentioned that fat cattle have lately been sent to Liverpool and Manchester?—I know one instance; I have not heard more than one instance.

7076. Have you not heard of it occurring three, four, and five years ago?—No, not being sent direct and slaughtered in Liverpool as fat cattle. I know that the trade of sending half-fat cattle to Leicester has been going on as long as I can recollect; but that is a different thing; the cattle are fed a year by the Leicestershire farmers, and eventually come to the London market here.

7077. Has there not been very great difference in the price for the last few years of sheep and black cattle at Ballinasloe?—Very great.

7078. So much so that you can hardly conceive a grazing farm a safe speculation in that country?—It has been, I may say, gambling, and desperate gambling.

7079. The price is extremely high now?—Yes.

7080. Have you not known of cattle being sold in the spring at a much greater price than even you could have expected?—Yes; I never expected to have seen them

them so high as I have this year, except we come under the same circumstances as raised our prices before, which is a state of war again perhaps.

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7081. Are not rents generally well paid in Mayo?—I think rents are well paid by good tenants.

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7082. By tenants generally are they well paid?—No, I think they are not, they are very well paid by the grazing tenants.

7083. Not by small occupants?—Certainly not.

7084. Are there any large tillage farms in Mayo?—I do not know one, nor a large tillage farmer who pays rent for his land.

7085. But are there a great number of large farms upon which there is tillage in Mayo?—There are large grazing farms upon which there is a species of tillage; it ought not to be called agriculture.

7086. What is the system of tillage that is on those farms not cultivated by the usual means?—It is called con-acre; it is a most destructive system, in my mind.

7087. To whom?—It is eventually destructive to the landlord.

7088. Will you explain what con-acre is?—It is a system of landlords letting tracts of their estates, fine old pasture land, some of the best old pasture land, to the lower classes, in what are called con-acres, at very high rent; and allowing the lower classes to take this land in small lots, from a perch up to half a rood.

7089. How much rent do they pay for a year?—For two crops they sometimes take it, but the letting is generally for one year, and they are allowed to burn the surface of this fine land, and they take a crop of potatoes, for which they pay a rent varying, according to the quality of the ground, from 8 l. to 10 l., and I have heard of 10 guineas being given for it.

7090. The Irish acre?—Yes.

7091. What proportion is the Irish acre to the English?—Four roods Irish are six roods 19 perches English.

7092. Is that thrown back again into grass, or does it go to tillage?—They take again a second crop of potatoes, for which they pay in or about the same price; sometimes it may be 1 l. an acre less, sometimes it is as much; it depends upon the quality of the ground; if it is very rich land they will give as much for the second crop; many take two, three, and four, sometimes five, white consecutive crops from it, and then it is left to recover as it can.

7093. Have you ever heard of land in the county of Roscommon that produced two crops of potatoes and afterwards 15 grain crops?—I have heard of such things, but it would take a long life to witness them; I cannot of course speak from observation.

7094. Are you not aware that the value of land in Mayo, or the price at which it is let, does not altogether depend upon the real value of the soil; for instance, does not this land in Roscommon of the description that is stated, of the very finest kind, let cheaper in proportion to its value than much inferior lands in Mayo and Galway?—In proportion to its value as grazing land it does; but I do not think that its superiority as grazing land causes it to be superior to some of our lands in Mayo and some in Galway for tillage; I rather think that some of our grounds are quite as good for tillage, or for that mixed husbandry that the question speaks of.

7095. What is the highest rent per Irish acre to be had for land independently of local circumstances, that is, being near a town, in the counties of Mayo, Galway, and Roscommon?—I should think from 30 s. to 35 s. per Irish acre; that is the highest that the best grazing land is let for in our county.

7096. Reducing to English acres, how much per English acre is that?—I believe 30 s. the Irish acre is about 18 s. the English.

7097. Is that land suited for the purpose that you mention, of breaking up for the con-acre system?—Perfectly.

7098. So that the difference between the 30 s. and 35 s. an acre is the temptation that the landlord has to suffer his land to be so treated?—Exactly.

7099. Is any large proportion of the ground so treated?—Yes; in fact, when I left that county it appeared as if it was all on fire, it appeared actually volcanic.

7100. What is the nature of the soil; is it heavy stiff soil?—Generally speaking, it is a good calcareous soil upon limestone and gravel.

7101. Is the land injured by that mode of treatment?—I imagine very much.

7102. Do the persons that cultivate it live in small cottages?—All round about it, generally speaking.

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7103. Do they pay the con-acre rent?—They must pay it, because their crop is not let off till it is paid.

7104. Is there not some difficulty in enforcing that?—Yes; the cash payments for these con-acres are very unsatisfactory, the half is not often recovered, and there is a system of warfare carried on between the lessors and lessees of these con-acres; the former are obliged to keep a watchman night and day on the ground to preserve the crop, and the latter take every opportunity of carrying the crop off as they require it for food.

7105. When did this practice begin; is it quite modern?—It has existed all my life-time; but I have heard that 50 years ago such a thing as burning good land was not known.

7106. The burning that you mention taking place, is the burning which takes place upon the first conversion of the land into the con-acre system?—Yes, the burning of the surface, green turf; it is all heaped up and burned, to manure it.

7107. That never takes place a second time in the course of the cropping?—No, it can only take place once.

7108. If, as you describe, you saw the country in this state of fire, it must be that that conversion of land is greatly increasing and going on?—Yes, I think so.

7109. If that should be the case, must it not eventually convert all your farms into this system?—And so it is, very fast.

7110. Can you state what proportion of the country is in the one state, and what is in the other; is one-third or one-fourth of it under the con-acre system?—Of the arable, I should say that a fifth of the surface of the country is either burning or now covered with ashes; I really do not think I am out of the way in saying a fifth.

7111. The land so treated produces no exportable produce, it is all consumed at home, is it not?—After two crops of potatoes it produces oats, barley, and wheat; it will give two crops of oats, a crop of barley, then wheat, and then they will sometimes have an intervening fallow; and I have heard many say they could go on to the end of the chapter in this way, fallow and wheat.

7112. Is the general produce of the country increased by the system of con-acre; does the land produce more produce in that state than it does in its state before it is so converted?—The produce before is live stock; the produce on the conversion is, for the first two years, potatoes; and then, according to the richness of the soil, more or less, a certain number of grain crops.

7113. What do they do with the straw that they turn off?—They sell it, principally.

7114. Where does it go?—It is sold to any one that will buy it in the different towns, and some of the farmers who are able buy it as fodder or litter for their cattle; they seldom make it into manure.

7115. At last is it not converted into manure somewhere?—A great deal goes to thatching their cabins.

7116. Slates are unknown?—Yes, except among the better classes.

7117. Are there not some parts of the country where these tracts of small farms are being converted into large farms?—Not lately; I know no instance.

7118. Consequently the population is very much increasing, is it not?—Indeed I should think so, very fast.

7119. Has this new mode of cultivation, in the manner you describe, a tendency to cover the country with an increased number of people?—Certainly.

7120. As the population increases how do the habitations for those people rise up; what sort of cottages do they dwell in?—You would be astonished to know the extraordinary ways in which they manage.

7121. Take a case where some old grass-land is let out in this plan of con-acres, and the burning is allowed in order to rear potatoes; upon that land do cottages appear?—No, there are no houses built upon this ground; they come from the neighbourhood. One reason why I dislike the system of con-acres so much and think it so very injurious is, that the labourers or small farmers and tenantry, for they are one and the same, have, generally speaking, nine-tenths of them at least, little farms, varying from three acres to seven or ten acres, among themselves and family; and in consequence of the facility of getting this rich old pasture land, and the ease with which they can raise a great quantity of potatoes, they take no pains, no trouble to drain their grounds or apply any manure to them; they do not take the least trouble with the ground that they hold by lease and pay a legitimate rent for.

7122. How far will they go from their own land to the con-acre?—Three, four

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and five miles, and think nothing of it, and carry the potatoes on their backs home ; they run across the fields by short cuts, and their little children are carrying them home often before they are fit to dig.

7123. Do they work it all with a spade?—Yes.

7124. Have you not land now that would be very fit for this con-acre if you chose to let it?—I have ; but I should be sorry to let it for con-acre.

7125. Do you not conceive, if you let this land in con-acre, that in five or six or seven years you could get the value of the fee-simple of your land by con-acre?—No ; not the value altogether.

7126. What is the value of this land?—This land pays me 32*l.* 0*s.* 6*d.*, I paying all the tithes and charges upon it ; I let it, free of all charges, at 32*l.* 0*s.* 6*d.*

7127. If you were to sell this land how many years' purchase could you get for it?—Twenty years' purchase is the highest rate of purchase we know.

7128. That would be 32*l.* an acre ; do not you think that in the course of seven years you could get 32*l.* out of that land, besides the ordinary rent of 1*l.* 12*s.* 6*d.* a year for each acre, by con-acreing it?—No, I do not think so.

7129. How much could you get out of it?—I think I might amass by con-acre, in five years, 7*l.* for the five years, that would be 35*l.* ; that would be promised to me.

7130. How much would you get?—I think you might have a great difficulty to get about the half of what was promised.

7131. And with hard fighting for that?—And with hard fighting for that.

7132. Then you could quadruple your rent for five years?—Certainly you could quadruple your rent for the five years.

7133. Do you not think that the con-acre rent is extremely well paid in some parts of Mayo?—No, I do not think it is well paid anywhere ; I do not think you could get actual cash for it ; I never heard of a landlord that broke up a good field that did not deplore it afterwards.

7134. Are they allowed by law to burn the ground in this way?—There is a penal statute against burning land, notwithstanding all this ; a penalty of 10*l.* per acre.

7135. Is there any law to prevent a man burning his own land?—I believe not his own.

7136. Do you know any land that has been under con-acre for five or six years?—A great deal.

7137. What is the state of that now?—Almost a *caput mortuum* ; it will not recover it for 15 or 20 years.

7138. Do they still continue to crop it?—They generally stop at the sixth or seventh crop.

7139. Then what becomes of it?—It lies to improve itself after that time.

7140. After those six or seven crops they sometimes keep it a year fallow and then crop it again?—I have heard people say that they do that.

7141. Did you ever see it?—No ; but I have heard farmers say so.

7142. Do you think there is more or less con-acre than there was ten years ago?—Much more.

7143. What do you think has been the cause of the increase?—Increase of population.

7144. Are there many mortgages in Ireland?—Plenty.

7145. Do you think that the landlord is at all pressed by a mortgage?—Yes.

7146. And do not you think that the necessity of the landlord has pressed him to make those con-acres?—Yes, I think that is, generally speaking, the cause.

7147. Is that one of the main causes of the increase of con-acres?—Yes.

7148. Do you think the population could subsist without those con-acres?—I think they would subsist without them very well ; they have plenty of means in their own land, if it were properly cultivated, to support them a great deal better than they are now, and to enable them to pay their rent, which they do not now.

7149. Do those observations which you have made respecting the con-acres apply exclusively to the county of Mayo, or do you extend them to the province of Connaught?—It is worse in Galway ; I think there is a greater extent of land burnt in Galway than even in Mayo.

7150. Speaking generally, would you lead the Committee to believe that according to your observation this practice is extending itself over the province of Connaught?—It has extended itself over the province of Connaught, but it is not known anywhere else ; in the north of Ireland it is not known.

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7151. But throughout the province of Connaught this system is extending itself?

—Yes.

7152. Does not the landlord afford seed for the land that is let in con-acres?—Nothing.

7153. You mentioned 20 years' purchase as the fee-simple value at the present moment of land in Connaught; is that 20 years' purchase upon the rent, which you say has been reduced 25 or 30 per cent. since the war?—Twenty per cent. upon the actual rent.

7154. You have reduced your rent 40 per cent.?—Yes.

7155. Have you brought it, as you conceived, to a level with the reduced prices?—Yes, as nearly as I can on corn-rents.

7156. Is the rent tolerably well paid?—I make generally partial reductions to the grazing tenants that I have on my estate.

7157. With your rent so reduced, so as to accommodate the present prices, could you then command 20 years' purchase on your estate?—Perhaps I might get a little more, for I flatter myself that my lands are in better order than most people's lands; but, generally speaking, I think you cannot rate them higher than at 20 years' purchase.

7158. For your own estate, even though you have resided upon it since 1817, you do not think you could get much more than 20 years' purchase?—No, I do not.

7159. Do you think, at any former period since 1817 you could have got a greater number of years' purchase for it?—Yes, I think in the year 1819; and I think up to the year 1825 I could have got more years' purchase for it.

7160. Do you think you might have got 25 per cent. more for your estate at a former period?—Yes, for some farms on it. I would not say on the whole, but for some farms on it.

7161. Taking the whole, you would not get now more than 20 years' purchase?—No.

7162. And at some antecedent periods you could have got more; how much more for the whole?—I should say from two and a half to five years' purchase more.

7163. To what circumstance do you ascribe the decrease in the fee-simple value of your estate?—To the dislike of capitalists engaging in anything that requires capital in that country, and the want of money; there is no accumulation of capital there, nor is there an inclination on the part of capitalists to bring any there from other places; all is at a stand still there; there is no such thing as persons making rapid fortunes, or laying by an overplus of income either from commerce or manufactures, or from savings from agricultural operations, and increasing their estates, or buying what land comes into the market; it appears as if there was a total dearth of anything like capital in the district. From 1819 up to 1825 and 1826 I think there was more money and more doing: estates were not so long in the market; now you will see the same advertisement in the newspapers for two or three or four, and I remember some that have been 10 years advertised.

7164. To what circumstance do you ascribe this increased disinclination to lay out capital?—I suppose it must be, though our district is exceedingly tranquil, and has been all along so, that we suffer from the bad character that has attached itself to the greater part of Ireland.

7165. Has Connaught remained tranquil?—The part that I live in has been exceedingly so.

7166. Is there no greater disposition to lay out capital in the tranquil districts than in the disturbed districts?—No; we lie so much further away, that I believe that fact does more injury than our tranquillity serves us, in point of character.

7167. Some circumstance has occurred in your district which has lowered since 1825 the fee-simple value of land?—I think it has lowered.

7168. To what cause should you ascribe that; to the generally disturbed state of the country?—To the generally disturbed state of Ireland, and to the character it bears both in England and in Scotland, and wherever there are men that might be inclined to invest capital in the improving of land.

7169. Is the want of confidence perceptible in that county; is there any disposition to emigrate from Ireland on the part of those that have a little capital?—Very great; all whom we would wish to retain are departing or have departed.

7170. Is that growing?—Certainly.

7171. Small as the capital has been, and great as has been the disinclination to lay it out, that small capital is departing?—It is, every year.

7172. And going where?—To the Canadas principally.

7173. Is

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7173. Is the effect perceptible of this capital so withdrawn?—The effect perhaps is not quite perceptible yet; it is so far perceptible that I believe there is no gentleman of landed property that has not lost one, two, three or four, or ten decent comfortable tenants, who kept their little houses and holdings in neat and nice and comfortable order; and one was pleased and liked to see and have them; and those are all gone, or going this year. I lost myself five of the very best I had.

7174. Why did those go whom you would have wished to have kept, and who were so respectable?—The reason they assigned to me was, that they thought the condition of Ireland, and their situation in it, as differing in religion from the majority of the population, was (as I well recollect their expression) becoming so insecure that as long as they had anything left they were determined to get to another country.

7175. Were those Protestants?—Yes.

7176. Are those that emigrate principally Protestants?—Yes, many.

7177. Did the fall in the fee-simple value of land take place in about the same time that the emigration began?—No, I think it preceded it; for I had not heard of emigration running very rife, to this remarkable state that it has arrived to now. I think this is about the third year of it, as well as I recollect.

7178. In Ireland, where the capital is small, the withdrawing of capital would very naturally produce this effect of a decrease in the value of land?—Certainly it would.

7179. When those persons emigrate, how are those tenants replaced?—As we can; the places of those five that have left me this year are replaced by some of the best I could get.

7180. But not of so good a class?—No.

7181. The capital that you say is gone away with these kind of tenants was not a capital that was invested in buying the land, but in the farming the land?—In the farming.

7182. Should you say there was any great quantity of capital wanting in the purchase of land?—Yes.

7183. Was there any greater capital in Connaught 15 years ago, compared with what there is now?—A great deal more than there is now.

7184. What has become of it?—I do not know.

7185. Do you think the tenants have lost a great deal of capital during the last 20 years?—They say they have; indeed I have observed it myself. The years from 1815 to 1819 I may say swept off all the large grazing farmers that were at that time engaged in the grazing of the country; they were actually swept away. They have been succeeded by other persons of the same description.

7186. What is the condition of those parties who succeeded them about the year 1819?—They began with having lower rents to pay; and less capital being required, it might be more easy for them to occupy the places of those who held those grounds before; and some of them are, I believe, affluent, and some are working up, I may say, at this moment; but there is nothing like the quantity of capital engaged in grazing that there was in the year 1815, and prior to it.

7187. But, generally speaking, there has been a considerable decrease in the capital since the year 1815 in that country?—Very great.

7188. That will account for the want of capital for the purchase of land, and for that state of things which you have described, of estates having been a number of years without being able to be sold?—Yes.

7189. And the generally disturbed state of Ireland accounts for the indisposition of capital coming from England to supply the place of that destroyed?—Yes.

7190. Was there any distress by the breaking of the banks?—That was long prior: there was a good deal of distress in the south of Ireland in 1828; in Munster many failed; but all our banks had previously failed, in 1814, I believe, and prior to it.

7191. But you have plenty of 1 *l.* notes now in Connaught?—Yes.

7192. Supposing 1 *l.* notes were taken away, what would be your condition?—If we were to lose our present facility of accommodation afforded by the branches of the National and Provincial Banks established lately in our province, which institutions have been of the greatest use, in fact I think we should be all beggars and paupers. Accommodation is afforded at present to all possessed of any credit by these establishments, and in the most liberal manner to those that require it.

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7193. That could not be afforded if there were no 1*l.* bank notes?—Certainly not.

7194. In letting one of your largest farms, do you find you have a tenant of any capital applying for it?—The larger they are, the fewer you have looking for them.

7195. Do you find a difficulty in letting a large farm now?—Yes.

7196. You find it almost impossible to let a farm of any size to a respectable tenant?—Yes, it is difficult to find such.

7197. Why do you think there is less attention paid to the cultivation of land than there used to be?—There is a general dispirited feeling upon the people of the country.

7198. Do you think the loss of capital by the tenant at all disables him from cultivating as he used to do?—Certainly it does.

7199. Were the labourers better off during the war than they are now?—They were more employed.

7200. Were they better off than they are now?—Certainly.

7201. What were their wages during the war?—The wages of labour have been increasing I think, notwithstanding all this; they are higher now than they were during the war.

7202. Those that are in employment?—Yes.

7203. Those that are not in employment?—They have nothing.

7204. What was the rate then, and what is it now?—During the war I could get labourers at 6*d.* a day, the whole year round.

7205. What are they now?—I pay from 8*d.* to 10*d.*; from 8*d.* to 1*s.*; it varies.

7206. Can you get men for that?—I could get 5,000.

7207. What is the average price of labour?—Sixpence-halfpenny is about the average price. I do not believe it is so low as that, except in the winter; they pay something more in summer; I should think 8*d.* would be the average.

7208. Were the prices of your produce higher during the war than they are now?—A great deal higher.

7209. And that induced a larger employment of labour?—Yes.

7210. Do you suppose, if prices were to rise, so as to induce a larger employment of labour, there would be fewer disturbances in Ireland than there are now?—Yes.

7211. You think the circumstance of the people being out of employment tends to increase the disturbance?—Yes.

7212. Do you think that the labourer under those circumstances would be able to consume more bacon and more meat than he does now?—Yes; as for meat, he gets very little.

7213. Was it his habit to eat meat?—They used to eat it more than they do now; the best of them never had it more than once or twice a week.

7214. Do the peasantry ever eat meat, except at Easter and Christmas?—Yes.

7215. At other times of the year?—Yes; some of the labourers eat meat now and then.

7216. Do they wear shoes and stockings?—Yes.

7217. What do the small farmers produce; do they produce pigs?—Yes.

7218. Do they never eat any part?—They may, some part of the offal; but they sell the rest.

7219. Do they eat more or less of their own bacon when it sells well or when it sells ill?—In neither case; the very lowest price that ever was given for bacon would be too much for them to give up.

7220. If they have a fixed rent to pay and there is a very low price, are they not obliged to sell the whole of the pig?—They always sell the whole of their pig except the offal.

7221. Have the absentees been more numerous since the end of the war?—As to that, I do not see much difference in our part of the world.

7222. You think there were always a great number?—There were always; I do not think there is much difference.

7223. Are tithes well paid in Mayo?—They are as well paid as rent.

7224. Have improvements in reclaiming land been carried on profitably by landlords or capitalists?—I do not know any.

7225. Do you know of great quantities of lands having been improved within these

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these last 15 years by poor people without capital?—I know instances of wild moor-land being what is called reclaimed; that is, it has been burnt and cropped.

7226. Do not you think that those people have earned a very wretched allowance for their labour by the reclaiming of those lands?—Certainly.

7227. Do not you think that those people would have been much better if they had gone to Canada, or where they could have got good land to work on, than working on this miserable bog and mountain?—I know some districts of mountain, that if they had been shown how to work it, and employed to work it as labourers, and if skill had been introduced into the working of it; instead of their working on their own plans, if they had been taken and placed under judicious management and shown how to apply their labour, I think it would have been most judiciously and well applied.

7228. Has it happened that those people who have reclaimed lands without skill have had very little return for the labour which they have expended?—Yes; from their want of skill, not knowing how to work it.

7229. Has the Sub-letting Act had any effect in Connaught?—Very little.

7230. Did you ever hear of the Sub-letting Act having any effect?—I have heard of farms that were cleared of their population before the Sub-letting Act was in force, but I have never heard of one that was cleared since.

7231. Has the cessation of the demand for produce produced a great effect?—Yes.

7232. And contributed very much to the distress between 1815 and 1819?—Yes.

7233. And to all the grazing districts in the west and south of Ireland it has had a most prejudicial effect?—Yes.

Martis, 4^o die Junii, 1833.

THE RIGHT HON. SIR JAMES GRAHAM, BART.

IN THE CHAIR.

Mr. *Richard Peyton*, called in; and Examined.

7234. YOU are a land surveyor?—I am.

7235. Where do you reside?—In Cook's-court, Carey-street.

7236. With what part of the country are you acquainted?—I am agent to persons in Middlesex, Essex, Surrey, Sussex, and Kent.

7237. You are in the habit of selling estates for which you are agent from time to time?—I am.

7238. How long have you been in the habit of visiting those estates?—Some of them 20 years, some of them not so long.

7239. Are you enabled to state to the Committee the condition in which they are?—I consider that they are very much deteriorating in point of condition.

7240. When do you suppose that deterioration began to take place?—Principally about the year 1822.

7241. In what respect are they particularly deteriorated?—I think they are not farmed nearly so well; that there is not the money expended upon them in point of labour; they are not in good condition, not so clean.

7242. Do you think the produce of those farms is lessened?—I do not think it is so much in quantity, or so good in quality.

7243. Has any portion of land gone entirely out of cultivation in that district of the country?—A good deal of the very poor land in Sussex.

7244. What is the quality of that land which has gone out of cultivation?—Poor, cold clay land.

7245. Do you know when that land was first put into cultivation?—It is old inclosed land.

7246. Do you apprehend it has been long in cultivation?—Ages.

7247. You are not aware that it has been broken up from grass land?—No.

7248. Is it now grass land?—No, arable.

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7249. You

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7249. You do not mean that any is thrown out of cultivation?—Yes, a good deal is thrown out of cultivation.

7250. Is it untenanted?—A good deal is untenanted.

7251. Do you know of whole farms untenanted?—I have heard from a noble lord that he has several in the Weald of Sussex thrown entirely upon his hands; they lie between East Grinstead and Tonbridge.

7252. Do you know how long that land has been thrown out of cultivation?—I think only one year.

7253. Can you assign any reason why it should be thrown out of cultivation?—The reason, I believe, is that the farmers are broken up, they are in an insolvent state, and other men will not take them.

7254. The farms are probably in bad condition?—They are in a very bad condition.

7255. How many bushels per acre would that land have borne in a state of cultivation?—Twenty, and that after a fallow.

7256. Do you know what that land let for?—It let for various sums, from 7 s. or 8 s. or 10 s., up to 15 s.

7257. At what would it let now?—Seven shillings or 8 s.

7258. When do you conceive it bore the price of 15 s. per acre?—What may be called the high times, till the depreciation of the value of produce took place; that was not the highest price they were let at; some might be let as high as 1 l.

7259. Has any great reduction of rent taken place?—Reductions of rent have taken place, but I believe no general reduction of rent. There was a farm in the county of Sussex, in the parish of Worth, not let for five years and a half at least, that was let at 6 s. 6 d. an acre, and the owner of the estate gave what is called the valuations, which is well known to persons acquainted with the southern counties.

7260. What do you mean by valuations?—It is the custom of the southern counties for the outgoing tenant to keep possession of the farm so long as he pays rent for it, then on the 29th of September or the 25th, on his going out, the valuations are paid for by the incoming tenant; the seeds sown in the spring, or suppose it was Michaelmas half year, the dressing put on the fallow or the meadows of the year before, and the whole of the dressing that was put on that year, all the hay and straw, and the manure and underwoods, all which is the property of the outgoing tenant; that is the valuation between the outgoing and the incoming tenant.

7261. Can you state the amount of poor-rate in this parish?—In the parish to which I allude the poor-rates are 14 s. in the pound, or two-thirds of what is considered the value; supposing the farm to be let at 1 l. an acre, that would be about 13 s.

7262. You speak of land subject to tithe?—Yes.

7263. In speaking of that rent, you are not speaking of one particular parish?—I speak now of one particular parish.

7264. Is that an average of the parishes in the Weald?—When I speak of the Weald, perhaps I do not apply that so generally; but in that poor part of Sussex bordering on to Surrey, going on towards Tonbridge.

7265. The poor-rate you speak of in this particular parish may be considered about the average rate of those parishes?—I think it is.

7266. Has there been a great increase in the poor-rates?—A very great indeed.

7267. Have they continued to increase?—Yes, and are increasing now.

7268. How low do you remember them in that county?—I have known the county five-and-twenty years, but I cannot speak to the rate.

7269. Is there a labour-rate?—There is a labour-rate in the parish of Worth.

7270. Has that succeeded?—To a certain extent; but there is so much woodland in the parish, and the labour-rate is on value, consequently the rate fell on those persons who did not want the labourers; it was not satisfactory; there was a good deal of complaint about it.

7271. That is some of the worst land in England, is it not?—I should think it is as poor as any.

7272. It labours under great disadvantages, does it not?—There are good roads; there is the Balcomb road to Brighton, through the heart of the parish.

7273. Is this the land that bore 20 bushels an acre?—Yes; as a district, I should say it is the poorest; I speak of the portion that has been cultivated; there has been a great deal not cultivated at all; they cannot get an acre of wheat under twelve guineas.

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7274. You do not mean to apply your answer to land that is cultivated, but to land that is not cultivated?—I mean to refer to the district; that it is the worst district in England; there are many parts not cultivated at all.

7275. What is the comparative state of the labourers now and 20 years ago?—I should say their situation is very much altered for the worse.

7276. Referring to the land, which you say was worth about 15 s. an acre, what would you let it at now?—The part I allude to was let about 1810 and 1811.

7277. Do you know what the price of corn was at that time?—I do not recollect.

7278. Do you recollect the price at which you made your valuations?—I do not.

7279. Have you let any of that lately?—I let part of that which has been untenanted for five years and a half at 6 s. an acre.

7280. What did you reckon the price of grain at that particular time?—I never made a calculation on that; I let it for the best I could get; nor of the valuations; we took an account of them; and the man is bound to leave the farm in the same state; I therefore had to pay the outgoing tenant in money.

7281. What was the state of the buildings upon that farm?—Very good buildings of the country, that is, brick-building and tiled.

7282. What was the previous rent?—The whole farm, that consisted of 900 acres, was let at seven years at 900 l., and the next year at 1,000 l. a year.

7283. That was about the year 1810 or 1811?—Yes.

7284. The result is, that for some time past the land to which you have referred has been cultivated at a considerable loss?—Certainly.

7285. Has not that been the case for the last eight or ten years?—I have no doubt it has.

7286. Has the tenant been frequently changed upon this land during the last ten years?—A good deal of it.

7287. You stated in the commencement of your examination that the lands with which you are acquainted have, during the last few years, been going out of cultivation; can you state what has been the situation of the labouring poor in this parish?—Certainly not so good as it has been; there is not the employment for them.

7288. Are many out of employment?—A great many.

7289. How are those out of employment supported?—They are supported by the parish, many of them.

7290. What rate of wages is paid to those now employed on a farm?—Nine shillings, 10 s., and perhaps 12 s. a week.

7291. Is there any great reduction in the wages before paid?—No, certainly not.

7292. At that rate of wages, do you suppose the labourers that are in employment are in a worse situation than they were before?—Those who have employment can live now as well as they could formerly, or at least within a few years; but there is not the proportion of labourers employed that there had been, or in my humble judgment ought to be.

7293. Are any of them kept in a state of absolute idleness?—I am afraid many of them are.

7294. Paid by the parish?—Yes; many I fear are very idle hands.

7295. Is the principle of a regular allowance established in those counties according to the family?—In some parishes, and in some it is not.

7296. Is it usual, with reference to those employed, to have reference to the number of their families, or the value of their work?—The value of the work.

7297. Do you believe that any able-bodied men are assisted out of the poor-rate?—I know one able-bodied man who is assisted to the extent of 18 s. a week out of the poor's-rate; he has a very large family, and all young.

7298. In what county is that?—In the county of Kent.

7299. Is that a common custom?—Not a general custom, but it is a custom too common.

7300. Are there many parishes in that part of Sussex you have been speaking of where they do not pay able-bodied men out of the poor-rate when they cannot get employment?—They are compelled to pay them out of the poor-rate, and do pay them out of the poor-rate.

7301. Do you know any parish where there is employment for all the number of men, and no payment made to them out of the rate?—I cannot charge my

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memory, in Sussex, to which the question refers; I can in other parts of the kingdom, certainly.

7302. It is, in fact, a common practice?—It is the general practice, because there is not labour sufficient to employ the labouring men.

7303. Is that the practice throughout those counties?—In particular situations, where the farmers themselves are poor, they have not the means to employ the labourers, and have not money to pay them.

7304. If farmers were better off, do you think they would give them more employment?—No question about it.

7305. What price of wheat would enable the farmer to employ them?—That is a question which embraces a great many questions of political economy.

7306. Do you think 8 s. would be sufficient to enable them to do so?—It ought to be.

7307. How do you account for those men in employment having so high wages when there are so many unemployed?—I believe intimidation operates a good deal.

7308. Have there been any fires in that district?—There have been a good many fires in Kent; I know an instance in the county of Kent where a man reduced the wages of his labourers, and his premises were burnt down in consequence.

7309. You apprehend the competition does not reduce the price of wages, that there is no open competition?—That is the fact; the wages are kept up in many instances in consequence of intimidation.

7310. The wages are paid, not out of the profits of the farmer, but out of his capital?—Yes.

7311. What is the situation of the tenants as to capital?—I believe in many instances their capital is exhausted.

7312. Supposing the tenants in the district you speak of were broken up, would they be solvent?—Some of them might be, but many would have nothing left.

7313. Have you taken into consideration the compulsory employment of the poor on the roads?—In estimating the whole expenditure of the whole extent of labour-rate.

7314. There is more work done upon the roads than used to be?—A great deal.

7315. Are the farmers in a condition to pay that increased expenditure?—I conceive not.

7316. Supposing wheat was at 8 s. a bushel, that would not repay the cost of cultivation on the land you mention?—No, certainly not; they must be repaid by their subsequent crops; if they got a crop of beans at once ploughing, and that was a good crop, that would repay them.

7317. If wheat was 8 s. a bushel, and oats and beans in proportion, do you suppose that the whole course of the crop in that sheaf would or would not repay that cultivation?—It would depend on so many circumstances, I do not think I could give an answer to be depended on; it would depend on seasons a great deal.

7318. In average seasons?—I think not; the poor-rates have increased, and are increasing to that degree.

7319. Do you think if wheat was 8 s. a bushel, and other grain in proportion, the poor-rates would be so high?—Farmers would be able to employ more labourers, and would employ them.

7320. Would that tend to increase or decrease the poor-rates?—If they were employed it would decrease the poor-rates.

7321. Would it not be to the evident advantage of the farmer to employ more labourers if he had capital to pay them?—My own view is that he has not money to pay them on Saturday night.

7322. If it has been said it was impossible to employ more labourers in agriculture than are now employed, that is an assertion not founded in fact, as far as the districts you refer to are concerned?—I believe there is plenty of work for every labourer in the kingdom.

7323. Would it not be for the decided advantage of the farmer himself to employ double the number of labourers if he had a capital, and the price of agricultural produce was such as to pay?—There is no question about that.

7324. Would it not be better for the farmer to pay that money in labour which he now pays in poor-rate?—Yes; but he pays that by the sale of produce, an ox, or a cow, or a calf, or whatever it may be; but it is on a Saturday night he fails.

7325. If he sold that cow and kept the money for paying his wages, would not that

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that have the same effect?—The class of farmers are not in the habit of calculating in that way, and they will not take a man more than their neighbours.

7326. Is not there a general attempt on the part of the farmers to throw the labourers too much on their neighbours on the parish?—Yes, too much so; little jealousies arising among themselves.

7327. And partly on the parson?—Partly on the parson no doubt; you cannot get a man to take a labourer because his neighbour will not.

7328. Are you in the habit of making arrangements between parishes and clergymen about their tithe?—I have done it.

7329. Frequently?—Yes.

7330. Have you done so to any considerable extent?—Merely in parochial matters.

7331. On what principle do you make those compositions for the crop?—I value the land and put what I consider a fair value on the tithe; what may be the portion of rent that ought to go for the tithe.

7332. What deductions do you make?—The value of the poor-rate and a percentage, according to circumstances, for the trouble the farmer has, or rather takes off the clergyman, the clergyman taking the net produce of his tithe.

7333. Do you make any other deduction?—I do not make a deduction for the poor-rate if I can help it; I say the clergyman ought to pay his poor-rate as well as every other man.

7334. Do you make any allowance for the difficulty of collection?—Yes, if the parish is very extensive; it varies from circumstances from 15 to 20 or 25 per cent.; if the clergyman has to bring it all home to his barn the farmer would be entitled to a greater allowance under those circumstances than if it was remarkably fine land and the clergyman lived in the centre of his parish.

7335. Have you been tolerably successful in making those compositions?—The difficulty has been with the farmer.

7336. Do you make any deduction beyond those you have mentioned, on the idea that the clergymen are more lenient as to that species of property than other people are?—No; I always consider it a matter of business, and give him the value.

7337. Do you make any deduction for the expense of harvesting and thrashing?—The straw we consider as a remuneration for the harvesting and thrashing.

7338. Will you explain what you mean by the difficulty having been with the farmer?—I have generally found the clergymen ready to accept a fair remuneration for their tithes, and where the farmer and clergyman are not on good terms the tenant will get a valuation made and rate the clergyman to the full value; the clergyman does not like to appeal to the quarter sessions and he pays it; the farmers some of them consider that it is a tenth of the crop and not a tenth of the land.

7339. Are the properties you are acquainted with held under lease, or in what manner?—They are all freehold.

7340. On an average of the properties with which you are acquainted does the clergyman get a fair proportion of his real dues; does he practically take them within 20 or 25 per cent.?—I believe in some instances I am justified in saying that the clergymen do not get more net than half of what they ought, but certainly short by 35 or 40 per cent., except in some instances.

7341. In some instances the clergyman screws up his tithe to the utmost?—That has been the case.

7342. The lay proprietor of tithe takes it generally much closer than the clergyman, does he not?—It is to him and his family a property; he makes the most of it.

7343. The farmer does not make the same difficulty in paying his tithe that he does to the clergyman's tithe?—Generally speaking, the owner of the great tithe, the lay rector, is a man known to the farmer.

7344. Have there been any sales of tithes lately in that part of the country?—Yes; I bought the tithe of the Wootton estate, in the parish of Dorking, the other day.

7345. At how many years' purchase?—I gave a good deal for that tithe; I gave about 7*l.* an acre for the whole, taking arable and pasture.

7346. At how many years' purchase did you take it?—I valued it by the acre; if I was to value tithe I should value in two different ways, valuing tithe to sell and

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and tithe to buy; as an estate is a different thing as a speculation, tithe is not worth more than 20 years' purchase, but for a proprietor to buy the tithes of his estate, and get rid of the vexation of it, is worth a great deal more.

7347. There is, in your opinion, that difference between the value of tithe to the person who is to pay and to the person who is to receive?—If I was to value tithe to sell between *A* and *B*, I would not put it beyond 20 years' purchase for a person buying the tithe on speculation, but if the proprietor of the estate was to buy it I should put it at more, even 30 years' purchase in these times.

7348. So that though it would not be worth more than 20 years' purchase for a speculator to give, it might be worth 30 years' purchase for the holder of the land to get rid of his tithe?—Yes.

7349. What value would you put on the property?—That would depend entirely upon the situation of the property, and the nature of it; I should certainly value poor land at a very low rate indeed; good land I should value, comparatively speaking, as high as ever.

7350. Take the case of some land on which the tithe was paid in kind?—I should say from 25 to 27 and 28 years' purchase.

7351. You would make a difference between tithe and other property of five and seven years' purchase?—Yes.

7352. You have stated that the clergymen in some instances tithe up to the utmost?—Yes, very few I believe.

7353. You know what in your case you would value the composition at; what difference is there between the sum the clergyman would receive, and the value you would give him in composition?—There are some clergymen who will send a man round twice a year to value the tithe, who will say, "if you do not give me this I will sell it;" those are very rare.

7354. Do you conceive in that case the clergyman gets more than the real value of the tithe?—Not more than the real value; I apprehend he will get the utmost of it.

7355. He knows that is more than you would value them at?—Yes, certainly.

7356. How much under the very utmost point would you value it to make composition?—Ten to twenty per cent., giving the turn to the farmer.

7357. If an arrangement were to be made for a commutation of tithe, and the rule of making it were taken according to what had been paid in the last six or seven years, would not that, from the answer you have given, produce an extremely unequal result?—I am quite satisfied that justice would not be done to either party. The only equitable mode for a commutation of tithe would be in the same way as tithe is commuted under an inclosure, by a valuation of all the land, and fixing the valuation, according to the scale under an inclosure, about one-fifth on arable, or one-eighth or one-ninth on meadow or pasture.

7358. Taking the actual payment for the last six or seven years would produce great injustice?—It would be perfectly fallacious.

7359. Would not the taking the average of the last six or seven years produce a less sum to the tithe-owner than taking the valuation you have mentioned as taken under an inclosure?—Certainly.

7360. To that amount the farmer is benefited?—Yes, no doubt.

7361. Would he not in some places be much benefited, and in others much injured?—Very few in which he would be injured, except in those cases where the clergyman has gone to the extreme value.

7362. Are the tenants under lease in the counties you speak of?—Very few of them.

7363. They are tenants from year to year?—Yes.

7364. Has there been much change of tenancy?—There have been partial changes.

7365. Do you find where the tenant has left there is considerable difficulty in letting the land again?—Very considerable.

7366. What reduction of rent has taken place upon this land?—Twenty, 25, and even 30 per cent.

7367. Supposing wheat to continue at its present price, can those rents so reduced be still supported?—I should hope they might, provided the poor-rate can be altered.

7368. What do you consider the present price of wheat in reference to that answer?—I have not looked at the returns lately, but I believe about 53 s. or 54 s.

7369. What

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7369. What do you consider that price of 53 s. or 54 s. on the good harvest of last year equivalent to on an average of harvests?—I should think the present price of 53 s. or 54 s. may be considered as an average price.

7370. You are of opinion that the last harvest was more than an average harvest as to quantity and quality, are you not?—No, I think as to quantity or quality not more than an average crop.

7371. Do you speak of the cold clay lands?—I mean to say that on the cold lands and the poor lands the crop I do not think was of anything like an average goodness; where the crop was good was in the neighbourhood of Reading, for instance, where there were good crops of corn; and that is the best corn land, equal to any in the country, land we cultivate in the four-course shift, wheat, turnips, barley and seeds.

7372. Was the wheat well got in in the south last year?—In some places it was, the earlier was the best off.

7373. Are you aware that it was very ill got in in the north?—I understood so.

7374. Would not the wheat being so badly got in in the north tend to raise the price of the wheat in the south?—Yes.

7375. Are there many small freeholds in the counties you are acquainted with?—There are a great many small freeholds in the county of Kent, the county of Sussex, and the county of Essex.

7376. Has the number increased of late years?—I do not know.

7377. Is their situation improved?—I think not at all; a man gets money on mortgage, and we cannot tell whether his situation is improved.

7378. Have many sales taken place?—A great many have been attempted, but whether they have been sold I cannot say.

7379. When they have been sold, by whom have they been bought?—I think by persons in trade in the towns, and so on.

7380. Is there any difficulty in selling land of that kind?—A great difficulty in getting a fair price for it.

7381. Does a great deal of land remain unsold?—A great deal.

7382. Do farmers generally keep as much stock as they did?—I do not think they do.

7383. Do you think they do keep as much corn as they did?—No, I think not.

7384. To what is that owing?—The want of capital; they begin to thrash as soon as the harvest is in to pay their Michaelmas rent and their Christmas bills.

7385. Do they use thrashing-machines now?—They are generally exploded now; it is considered that where they are kept they may expect a visit.

7386. Is the system of intimidation going on now?—I think it is.

7387. When you say that the farmers do not keep so much corn as they did, do you apply that to the poor cold clays or any other estates?—I believe that, generally speaking, the farmers are so reduced they do not keep the quantity of corn they used to do.

7388. You say a good many farmers, if sold up, would have nothing left; do you apply that to prudent farmers, and well acquainted with their business?—I apply that to hard-working, honest, industrious men, not to the hunting farmers, as we used to call them.

7389. Do you speak of farmers who had an adequate capital to stock the land at one time?—Yes.

7390. Would you say that they took their farms with as much prudence as they were able to do?—Farmers were not calculating men; they took a farm because another man did so, or wanted it; they got it as cheap as they could.

7391. They were not deficient in the average prudence of farming?—No.

7392. Do you consider that farming in former years was a secure or insecure line of industry?—We seldom or ever heard of such a thing as a farmer failing; I should say farming then was a secure business.

7393. You would not have expected in former years that a farmer would lose his whole capital?—No.

7394. To what period do you refer?—I have a good recollection of what occurred 35 years ago.

7395. During that time prices were constantly rising?—Yes.

7396. Farmers did not become possessed of large fortunes?—I never considered them an opulent body.

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7397. If we find farmers now with ordinary prudence entirely ruined, would you ascribe that to the fall of prices?—The fall of prices and the increased expenditure.

7398. Whatever occasioned that fall of prices has had the effect of ruining those men?—Yes.

7399. The farmers were disposed to be extravagant in former years, were they not?—They were not, I think, to be considered as extravagant generally.

7400. Do you think that the case now?—There are some who will not give up their former habits, but there is generally among them more prudence; they do not drink so much port wine, or spend so much at market.

7401. You think that their misfortunes are not to be attributed to their extravagance?—Where a man was getting money fast he spent it fast, but I do not think it is the case with them now.

7402. Do not you consider the majority of them over-rented?—No, my notion of rent is qualified; if rent is reduced below a certain standard, I do not see how a gentleman is to live.

7403. Taking them generally, on an average, has not the farmer a disinclination to leave his farm, a great number of them standing at rents which they cannot afford?—I do not think they are now; they have generally given notice and obtained a reduction of rent; that they did hang to their farms at a rent they cannot afford, there is no doubt.

7404. Up to what period?—Up to a late period.

7405. Since the time that the farmers have made a stand, and insisted on a reduction of rent, are not those farmers who have so acted doing well?—I am afraid the relief has come too late with most of them, that their capital is gone.

7406. Do you think rents now bear the same proportion to the price of corn that they did 20 years ago when corn was high?—It depends on circumstances; here is one parish in which the poor-rates have been trebled; in another they have gone on very well; if poor-rates have increased rents must necessarily decrease, or the farmer will be soon impoverished.

7407. Do you know any part of the country where agriculture generally is doing better?—I think in the county of Lincoln they are a more industrious and pains-taking people; that they are doing in that part of the country better.

7408. Have you considered the causes why they should be doing better in Lincolnshire than in Essex and other places?—They have better land, and have been always a set of plain, steady, pains-taking men.

7409. You think their land is better?—Yes.

7410. You think it is the cultivation of inferior land that has injured the farmer?—Yes, and continuing it in cultivation too long.

7411. When you have made a calculation with a view to letting it, how much a quarter do you fix the price of corn in that valuation?—I never considered that the high prices were to be calculated on at all; I have considered wheat as high as 9 s. a bushel; I never considered it higher than that as a price to be at all relied on.

7412. What is the scale on which you would now fix your rent?—It is impossible for any man to form a judgment upon that; I think the price of wheat now is 53 s. or 54 s., that is 6 s. 9 d., between 6 s. 6 d. and 7 s. a bushel. I should say certainly that corn cannot be expected below the present price.

7413. You say you think the rents will stand that?—Yes, the rents lately fixed, provided there is no increase of poor-rate.

7414. Do you think in the districts you are acquainted with rents have been lowered in that proportion?—Lower than that.

7415. Do you think 14 l. a load, 7 s. a bushel, is the average for the last 10 years?—I should say that ought to be a fair price.

7416. Why should you have a greater difficulty in forming your opinion now of the value of a farm than formerly?—Because the times are so very difficult to form an opinion on. If we look at Ireland, and see the immense importation of corn and butter, and cattle, and so on, look at the immense quantity of flour from Canada, which report says is grown in the United States, and the immense importation from other places, must affect the price of produce, and consequently land, here; the unsettled state of the corn laws is another reason why I should find it difficult to form an opinion.

7417. If you, as a farmer, took a farm, would not you rather take it from year to year than take it on such a lease?—Unquestionably.

7418. Would

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7418. Would you recommend your employer to let from year to year, or on lease?—If he was a man of opulence, and a good farmer, I should say let it on lease, but not otherwise.

7419. Is there a disposition on the part of the farmers to take a farm now?—There is a great indisposition.

7420. Was there some 20 years ago?—They were galloping after one another to take leases at any rent.

7421. What was the disposition of the landlord?—They were always glad to grant leases to a good tenant.

7422. Do you think it would give satisfaction to the farmer if the clergyman had a power to lease his tithes for a certain number of years?—I believe it would afford them satisfaction to know what they were to pay. I know instances where the tithes have been taken by half a dozen men, and doled out to the farmers.

7423. It would give satisfaction to the farmers to have a lease of their tithes?—Yes.

7424. When do your tenants enter generally?—At Lady-day.

7425. Are sales more frequent at Lady-day than formerly?—Yes.

7426. Suppose any articles taken, what is the depreciation of the price?—I understand that every article of dead stock is decreasing in price, but I cannot tell the amount.

7427. Is it in a greater proportion, as compared with the original cost, than formerly?—I believe not to the same extent as in 1822.

7428. To what do you attribute the indisposition to take leases?—Because men do not choose to bind themselves.

7429. Is it with reference to the uncertainty about the corn laws?—I believe that operates as one very great reason.

7430. Have you been engaged in the sale of timber?—Yes.

7431. By what mode do you sell it?—By auction.

7432. Do you sell it standing?—Yes, standing, to be felled by the purchaser.

7433. How many have you sold this year?—I have sold 1,726 trees, at 6 l. a load.

7434. What would the same description of timber have produced by sale 10 years ago?—I am sure in the hey-day of the war it would have produced twice as much.

7435. It has been lately falling?—Yes.

7436. What was the condition of the labourers during the war?—They are less comfortable than they were at that time; I do not think in the war there was any good labourer unemployed.

7437. Do not you think those employed now are in a better state than during the war?—No.

7438. What were the wages during the war?—They varied in different districts; they were from 12 s. to 18 s. a week.

7439. What are they now?—Not higher than 12 s. in any instance.

7440. Do you think that the situation in which you have described the farmer, paying wages out of his capital, is a thing that can continue?—No.

7441. You think it is a forced rate of wages?—I think it is a state of wages from intimidation in a great measure.

7442. During the high prices in the war were the labourers used to complain or otherwise?—Generally speaking they were satisfied.

7443. Have you heard expressions among them that high prices were good for the labourer?—I have never heard a labourer say he would rather give 1 s. for a loaf than 9 d., but I believe they were much better satisfied when produce fetched higher prices than now.

7444. Whatever the price they get when there is a great demand for labour, and a man can choose his master, he is sure to be doing well?—No doubt; and when, if that master would not give him that wages, he could go to the next parish and get it.

7445. Is that the case now?—Oh dear, no. At the sale of timber to which I have referred, in May, I was informed by a person connected with the sale of that timber that there were 400 labourers waiting to negotiate with the purchaser to cut it down.

7446. How many labourers would be sufficient for the task?—That would depend on the season.

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7447. Was that navy timber?—No.

7448. Did you ever sell any timber during the war in that county?—No.

7449. Did you ever hear of the same competition at that time?—No; I recollect when we could not get a man to go into a barn; he would not be smothered with dust.

7450. What does bark sell for?—I have not had a return of prices; it goes to the farmer, and he gives the market price.

7451. What does a poor man earn in felling and lopping?—They take the job, and go with their wives and children, and make up a house with boughs, and live there, and make their 4 s. or 5 s. a day sometimes.

7452. Is not it the time of the year when there is not the same employ as at other times?—Yes; Providence has very kindly so ordered it that the felling of timber should be in a different time of the year.

7453. That timber land is not rated to the poor?—Wood land is; I cannot distinguish wood from timber land. I should say the wood land covered with timber is rated.

7454. It is rated for what is considered the value of the underwood?—Yes.

7455. Are plantations rated?—Some are, and some are not.

7456. When you speak of a load of timber, do you speak of 40 or 50 feet?—Fifty feet.

7457. Has there been a gradual fall in timber?—Yes; this I speak of was oak timber, and extremely good merchant's timber, good bead, and well barked; the same description has sold for 12 l. and 15 l. in time of war.

7458. Was not there much wood land in the Weald of the county of Sussex during the war grubbed up?—Yes.

7459. That is some of the unprofitable land, probably?—Yes.

7460. That was turned into corn land from the temptation of high prices?—Yes.

7461. Is any of it going into wood again?—Yes, some of it of late, not fresh planted; it is a pasture for rough cattle; it is mostly in heath.

7462. Do you think there are as many timber trees in the district you are acquainted with as there were 20 years ago?—No.

7463. Would not that rather have a tendency to raise the price of timber?—Yes, one should suppose so, but I think timber is depressing in amount, which I think mainly to be attributable to the American timber coming in.

7464. In what state are the buildings in the part of the country with which you are acquainted?—I think, with few exceptions, the buildings are going out of repair.

7465. What is the course in respect of repairs; are they done by the landlord or the tenant?—The usual course is for the landlord to find rough timber, bricks, tiles, and lime at the kiln, and stone at the quarry, where stone is used, the tenant doing the whole of the labour.

7466. The tenant bearing the carriage?—Yes, that is part of the labour; the labour of every description.

7467. You have stated that you look after land in the county of Sussex, and also in Middlesex and Essex?—Yes, I am in general business, as well as a surveyor.

7468. Is there any difference as to the condition of the farms in the one part of the country you are in the habit of frequenting and another?—I think they are better off in Essex, nearer the London market, and they have more of the dairy farming.

7469. Should not you say also that they were much better off in the good easy working lands than in the poorer lands?—Very much, unquestionably.

7470. Should you say there is any extensive distress in the really good lands?—Where the farms have been occupied by the same men, who have been opulent and careful men, (I should say they are a sort of pains-taking saving men) a man who occupies 500 acres of good arable land pays his rent and pays his bills, but that man is not making his fortune.

7471. Are rents paid pretty regularly?—No, I am sorry to say they are not.

7472. What proportion is there of this good land?—Part of Sussex is as good land as any in the kingdom; other part of Sussex is bad.

7473. Taking the district altogether in Essex and Surrey and Sussex and Kent, what proportion does the easy-working good land bear to the other?—I should say a very small proportion of it.

7474. The proportion where the tenants are doing well is small?—Yes.

7475. Is

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7475. Is not the strong stiff what you call the wheat soil?—The wheat is grown on the strong soils; now after the seeds on light land they get very good.

7476. The tenants are not doing so well upon that land?—They are not doing so well probably upon that as in the Vale of Evesham.

7477. The difficulties of the tenants are chiefly on the wet lands?—Yes; some of that land will not grow wheat, only oats; a good deal of land, I speak of Sussex land, will grow nothing but oats.

7478. If you were letting a farm of 500 acres of good arable land, what capital should you expect the tenant to bring on?—He should have 4,000 *l.* or 5,000 *l.* upon such land as that, all arable land.

7479. Would he employ that amount?—Yes.

7480. Do you think they were in the habit of having 10 *l.* an acre formerly?—Any man who would take that would be a man of large capital and great respectability.

7481. Fifteen years ago men were in the habit of taking such a capital on such a farm?—Yes.

7482. How much do you suppose of that 4,000 *l.* or 5,000 *l.* such a man has now left?—He has the same stock, I apprehend, but the difference is in the value of his stock; that he has as many bullocks and as many sheep, and so on.

7483. Do you think that those bullocks and sheep are his own property or mortgaged?—I cannot say, but I know many men farming their land who I believe are solvent, and there are many men who I believe are insolvent.

7484. Can you at all state what proportion that land bears to the general agriculture of the kingdom?—No.

7485. Do you find it more difficult to let large than small farms?—If you have a large good farm, you can find men to take it at a fair rent; the difficulty is in letting poor small farms.

7486. In what state are the cottages of the poor; are they in as good a state as they were?—No, I think not.

7487. Do you think there is a sufficiency of cottages for the poor?—Certainly not.

7488. Is that owing to its being considered a bad speculation?—That is one cause; but it has not been the fashion to keep cottages in repair, and they have built none.

7489. Do you know any that have been built lately on speculation in that way?—I do not.

7490. What is considered the per-centage a man expects?—I do not know of any new cottages built in villages on speculation for agricultural labourers.

7491. Do you know the lowest value at which those cottages are rated to the poor-rates?—I do not know any labourers' cottages which are rated to the poor-rates.

7492. What is the rent of an ordinary good cottage and small garden?—If they are in the neighbourhood of manufacturing towns they are 4 *l.* or 5 *l.*, but generally about 1 *s.* a week in the agricultural districts, with a small garden.

7493. Sufficient to grow potatoes?—No, very seldom; when potatoes are grown, generally the farmer will give his labourer an old hedge-bank or a small corner of a field.

7494. Is it the practice for the labourers to have in that part of the country little allotments of land to keep a cow?—They have got into the custom of giving little allotments of arable land.

7495. Do you know the difference of the state of the labourer in those districts?—I think the Lincolnshire labourers are better off than any others I know.

7496. Can you give a reason for that?—There is a practice in the marsh lands, in the neighbourhood of Louth and Grimsby, of allowing the agricultural labourer to keep a cow, to give a carter so much and the keep of a cow.

7497. Do not you think the smallness of the population of that county will account in part for it?—Yes, that will account for it in some measure, certainly.

Martis, 18^o die Junii, 1833.

THE RIGHT HON. SIR JAMES GRAHAM, BART.

IN THE CHAIR.

Mr. *Alexander Clendining*, called in ; and Examined.

Mr.
Alex. Clendining.

18 June 1833.

7498. WHERE do you reside?—At Westport, in the county of Mayo.
7499. Do you know the whole of that county?—Tolerably well, I think.
7500. Do you know the province of Connaught generally?—I know three out of the five counties very well.
7501. Which are the counties you know?—Galway, Mayo and Roscommon.
7502. What is your profession?—Land agent.
7503. Are you employed in surveying?—No.
7504. In valuing?—I get property valued.
7505. You yourself are not a valuer?—No; it is a sort of distinct occupation with us; generally speaking, I go over the land myself, but it is not generally we that value the land.
7506. By whom are you employed as land agent?—As land agent for Lord Sligo, and agent to Sir Richard O'Donnel, Mr. Kirwan and Mr. Caulfield, Sir George Shee and others.
7507. What rent do you receive altogether in round numbers?—Nearly 100,000 *l.* a year, I should think; I have not made that calculation.
7508. How long have you been employed as land agent?—For 16 or 17 years.
7509. Have you known well the agriculture in those three counties for that period?—I have had much opportunity of observing it.
7510. Speaking generally, should you say that the agriculture of those three counties, as compared with the commencement of the period of the 17 years, is stationary, improving or retrograding?—I should say the system is pretty much the same; the extent of tillage is very much increasing, but I am sure that the produce is decreasing comparatively in consequence of the progressive deterioration of the soil.
7511. You think that the productive power of the soil is less than it was?—I think it must be so, and I have always observed it and have known it to be so.
7512. When you say tillage is increasing, you mean more land is broken up?—Yes; the increase of population is the principal cause for it.
7513. Did not the demand for salt provisions, which ceased at the termination of the war, diminish the premium on producing cattle throughout Connaught?—It undoubtedly very much diminished farming profits; but I rather think that the one great cause in our country for the extension of tillage is the rapidly increasing population, which has still continued to go on, and necessarily increases the quantity of land in tillage.
7514. That increasing population, without consuming meat, but consuming vegetable productions, has led to the breaking up of land that was employed in the feeding of cattle, and has led to the growth of potatoes and corn upon it?—Yes, it has; and I think that cause has such an operation that it must tend to counteract any other influence which might arise from the markets affecting the respective profits of grazing farming upon the one hand, and tillage on the other.
7515. Is the increased demand of England arisen from greater facilities of intercourse, and especially from steam-navigation, felt in the western coast of Ireland?—It is not at all felt as regards the corn trade; it is decidedly of effect as regards the cattle trade.
7516. Though the quantity of cattle produced has diminished, the demand for cattle has somewhat increased?—I thought so myself; but by looking at a return of Ballinasloe fair, printed in the Western Argus newspaper in October 1830, I find there

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there was pretty much the same quantity of cattle brought to market and sold in 1790 as there was last year and the year before.

7517. Can you rely on the authenticity of the paper?—I think I can, for I compared it with two or three years that I was cognizant of myself.

7518. And therefore you believe the return to be accurate?—Yes; the proprietor of the newspaper could have no object in making an incorrect return.

[The Witness delivered in the same, which was read, as follows:]

Mr.
Alex. Clendinning.
18 June 1833.

RETURN of the Number of SHEEP and HORNED CATTLE, Sold and Unsold, at the great October Fairs of Dunlo or Ballinasloe, from the year 1790 to the year 1832.

Mr. Alexander Clendinning examined in and Examined.

YEARS.	SOLD.	UNSOLD.	TOTAL.
1790	59,231	2,700	61,931
1791	64,227	3,000	67,227
1792	61,120	6,911	68,031
1793	62,272	6,112	68,384
1794	64,580	2,895	67,475
1795	65,755	2,192	67,947
1796	68,095	2,456	70,551
1797	66,948	4,300	71,248
1798	64,700	9,451	74,151
1799	74,175	3,762	77,937
1800	67,007	3,379	70,386
1801	57,634	21,618	79,252
1802	75,927	8,571	84,498
1803	53,900	33,782	87,682
1804	78,843	8,621	87,464
1805	79,988	4,366	84,354
1806	64,222	23,171	87,393
1807	76,154	4,808	80,962
1808	80,483	2,316	82,799
1809	75,338	1,610	76,948
1810	69,481	21,520	91,001
1811	73,420	23,069	96,489
1812	81,394	2,135	83,529
1813	76,218	870	77,088
1814	72,678	7,602	80,280
1815	74,658	20,106	94,764
1816	66,283	12,270	78,553
1817	69,330	1,069	70,399
1818	65,585	5,292	70,877
1819	71,215	7,007	78,222
1820	59,943	20,833	80,776
1821	72,834	10,566	83,400
1822	74,718	15,459	90,177
1823	75,684	20,315	95,999
1824	77,448	6,786	84,234
1825	72,577	17,688	90,265
1826	57,808	36,507	94,315
1827	77,075	14,300	91,375
1828	86,374	11,010	97,384
1829	71,434	14,979	86,413
1830	66,874	14,611	81,485
1831	57,940	3,399	61,339
1832	58,055	4,793	62,848

HORNED CATTLE.

YEARS.	SOLD.	UNSOLD.	TOTAL.
1790	7,782	850	8,632
1791	6,862	1,300	8,162
1792	6,858	671	7,529
1793	6,695	1,121	7,816
1794	7,106	231	7,337
1795	6,565	1,431	7,996

Mr.
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Mr.
Alex. Clendining.

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YEARS.	SOLD.	UNSOLD.	TOTAL.
1796 - -	5,989	300	6,289
1797 - -	5,804	396	6,200
1798 - -	6,931	700	7,631
1799 - -	5,100	4,057	9,157
1800 - -	5,275	2,474	7,749
1801 - -	5,532	4,211	9,743
1802 - -	6,232	3,512	9,744
1803 - -	6,125	539	6,664
1804 - -	5,339	3,462	8,801
1805 - -	7,101	3,003	10,104
1806 - -	5,158	7,032	12,190
1807 - -	6,172	2,396	8,568
1808 - -	7,951	1,376	9,327
1809 - -	7,622	835	8,457
1810 - -	5,331	1,727	7,258
1811 - -	6,592	870	7,462
1812 - -	7,348	2,635	9,983
1813 - -	8,715	553	9,268
1814 - -	3,748	5,863	9,611
1815 - -	5,632	3,117	8,149
1816 - -	4,209	3,974	8,183
1817 - -	6,378	424	6,802
1818 - -	6,354	3,256	9,610
1819 - -	7,866	1,932	9,738
1820 - -	4,504	4,001	8,505
1821 - -	6,062	1,222	7,284
1822 - -	5,322	3,695	9,017
1823 - -	6,588	4,321	10,909
1824 - -	9,058	1,447	10,505
1825 - -	8,012	2,254	10,266
1826 - -	4,393	3,844	8,240
1827 - -	6,638	1,711	8,349
1828 - -	7,707	3,806	11,513
1829 - -	5,677	3,666	9,343
1830 - -	5,894	1,563	7,457
1831 - -	6,192	1,321	7,513
1832 - -	6,101	556	6,657

7519. On the whole, the quantity sold in the last year was not greater than the entire quantity offered for sale in 1790?—I find, in the year 1790, 59,231 sheep were sold, and 2,700 not sold; and in 1832, 58,055 were sold, and 4,793 not sold.

7520. How many horned cattle in those two years?—In 1790, 7,782 sold, and in 1832, 6,101.

7521. Is Ballinasloe the principal fair for cattle in the west of Ireland?—For Connaught entirely.

7522. All the Connaught cattle, speaking generally, sold in open market are sold in Ballinasloe?—Our country is a rearing and succession country; our farming stock are brought for sale to Ballinasloe in October, when finished, as far as our land will permit it.

7523. What age are they in general?—The sheep from three to four, the heifers from three to four, and bullocks from four to five, and upwards.

7524. Full of flesh, but not quite fat?—No; we seldom have them in that state that the Leinster farmers cannot improve them.

7525. And they are not in a condition to go to Dublin market?—No; they generally spend a portion of the year in Leinster, and are then sent to the Dublin market.

7526. What are the prices in the last three or four years, as compared with the three or four immediately antecedent?—Four out of the last six years were extremely bad years for farmers.

7527. The price of cattle do you recollect?—I cannot charge my recollection.

7528. You say that tillage, on the whole, is increasing; that is to say, there is more land under the plough?—Certainly.

7529. Is the land better managed, or in worse cultivation?—I think the system remains

Mr.
Alex. Clendinning.

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remains pretty much the same ; there is little improvement in it, and I think the soil, in consequence, is decreasing in its productive qualities.

7530. It has been cropped hard, and there has been less return from it?—Yes, and not sufficient manure in it.

7531. Are you aware of an Act of Parliament which prohibits the burning of land in Ireland?—Yes.

7532. Is that a dead letter?—Yes, it is practically a dead letter, from the extreme legal difficulty of sustaining any proceeding taken under it.

7533. Is the system of con-acre spreading in Connaught?—Certainly ; and it must do so.

7534. Will you describe what is the first process where any land is let in con-acre?—The first year it will bring seven or eight, and I have known it bring eleven guineas an acre ; but that is an extreme case.

7535. What process does it undergo?—Remarkably good land that has been a long time in grass, which has been mucked with sheep, is set with potatoes without being dug or turned up ; other land, not so rich as that, is scrawed and burnt, and the ashes spread.

7536. And the vegetable accumulation of centuries is consumed and spread upon the surface?—Yes.

7537. That is the first year's process of potatoes ; what is the second?—They generally take a second crop of potatoes off the land.

7538. What is the rent of the second year?—Pretty much the same rent as the first.

7539. After the two crops of potatoes are over, what is the next year?—It will take two, three, four or six crops of oats in succession, without any manure applied, according to the original richness of the land.

7540. At the end of two years of potatoes and six years of oats, in what condition is that land?—I am speaking of very good land.

7541. Talking of the very finest land?—That will, in some instances, take eight years of oats.

7542. At the expiration of two crops of potatoes and of eight crops of oats running, what is the condition of that land?—Greatly impoverished ; it may give a crop of flax, and then they will lay it down in fallow ; flax is the last crop they take, and sometimes they allow it to lie to recover itself without laying it down with grass seeds or manuring it.

7543. Is grass seed sown?—Very seldom ; never by the village tenants ; it may be by gentlemen and grazing farmers in their own domains and farms.

7544. From what distance do the tenants who take the con-acres come to cultivate it ; are there huts built where the con-acres are, or do they come from distant villages?—They come from great distances ; I have known them come as far as two or three miles and upwards from their villages to the con-acre field. They never build there.

7545. And, generally speaking, they have no horses or no accommodation for leading off the produce or for bringing on manure?—A great many have and a great many have not ; I should say that of those who take con-acres, as many have not horses as have.

7546. In your judgment, has this system been a principle of exhaustion to the soil in Ireland?—Of course it is a principle of exhaustion, but the system is indispensable.

7547. If it be persevered in, must it not tear the heart out of the land in Ireland?—Of course it must injure the land to the extent to which it proceeds.

7548. Must it not lead to great impoverishment in the soil itself, and thereby to the increased poverty of the country?—It leads to the exhaustion of the soil ultimately ; but when the con-acre system is ended that land is generally let to tenants who build upon it ; that is I think the general course after the con acre with us ; if it is let to tenants they must begin by sowing potatoes, which requires previous manuring.

7549. Since the commencement of the 17 years to which you speak, what should you say was the average reduction of landlords' rent in the three counties to which you speak?—My recollection commences after the great reduction had taken place ; it was immediately after the war in 1816 or 1817.

7550. What reduction, generally speaking, have the landlords in those three counties submitted to since the war?—In the pasture lands very high.

7551. What is the average you would put upon them?—I think they vary from

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30 to 50 per cent. I have known it as high as 50, and I have known it as low as 30.

7552. On the arable lands what reduction of rent should you say they have submitted to?—Not so much. I should say 25 per cent. probably, upon the tillage land.

7553. The competition for the arable land is greater than for the grass land, is it not?—Undoubtedly; and that necessarily tends to prevent a greater reduction.

7554. And that will account for the greater reduction of the grass land than of the arable land?—It will in some measure.

7555. The competition of demand for land in Connaught is almost boundless, is it not?—It is incredible; there is no rent you ask that will not be promised; I do not know whether I could name a sum that I would not be promised.

7556. Are your rents paid well?—They have been paid very well until this last year or two; the price of produce has been so low, that it has caused great delay, and some losses.

7557. Speaking generally, is the arrear large upon the estates under your management?—Indeed it is not.

7558. Then the nominal rents have been paid?—The nominal rents have been paid; but I do not mean to say that such high nominal rents have been asked upon any estate; I merely speak theoretically, that I do not know what sum there is I could name that I would not be promised; but I do not mean to inform the Committee that such is the system adopted; on the contrary, I know that it is not pursued.

7559. Upon the con-acre of 11 *l.* rent, is that paid punctually?—I spoke of what is a very extreme case, of fine abbey land; that rent was not paid; the potatoes last year, and the year before, were not worth the carriage to market from any distance.

7560. Where parties took grass-land last year at a con-acre, at 11 *l.* an acre, of the first quality, was that 11 *l.* paid?—It could not be.

7561. What was paid?—I dare say two-thirds was paid.

7562. So that the proprietor who submitted to having his grass-land broken up for the temptation of 11 *l.* a year received only two-thirds?—Yes; the case that I allude to was not the case of a proprietor, it was the case of a farmer or tenant who held under lease, broke up very much against the will of the proprietor; it was a matter under my own management, and the land was peculiarly fine. I endeavoured to get an injunction, and his proceedings were so rapid, that the mischief was done before the injunction would reach him.

7563. As conversant with the management of land, is not the borrowing money on usurious interest, however high, almost more fatal to the interest of the landlord than submitting to his grass-land being broken up?—I was agent to the landlord on that particular place I allude to, and there was no sacrifice on his part that I would not have submitted to in order to prevent it if I could.

7564. Was it done in defiance of the landlord?—Quite so.

7565. How was that effected?—The farmer kept his intentions extremely secret; when I heard of them I sent up for the injunction, and that necessarily caused some delay, and before I could have it effectual he had the land broken up. The people were very anxious to get this land for con-acres, it was so peculiarly good, and furthered his object in every way by secrecy and expedition.

7566. Is the desire strong on the part of the great bulk of the population to see the grass-land converted into con-acres?—I do not think they entertain that idea, but the desire is very strong for con-acre; they cannot live without it.

7567. If the landlords successfully resisted the breaking up of grass-land in Ireland, if they saw that it was prejudicial to the country, and they took effectual steps to resist it, what would be the effect of such resistance on the dense population of Connaught?—It is impossible to say what the effect of starving a population would be.

7568. Would that be the effect?—It would so much diminish the supply that I conceive that the people would not of themselves, of their own rearing, have sufficient potatoes for their own consumption.

7569. Would not the first effect be to lead them to employ more labour and more care on the land that they hold not in con-acre, and might not that lead to their obtaining increased provision on their little farms?—Their farms are so small, and besides held in such minute and distinct quantities, that I think any improvement

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ment would be very slow, and that the people could not make up in one or two years for the deficiency there would be created by doing away with the con-acre.

7570. Have you observed when tenants have taken lands in con-acre that the cultivation of their own lands has become worse?—Not at all; they have abundance of time unemployed besides.

7571. Is the cultivation of their own tenements good, generally speaking?—Not at all good, but it is not made worse in the slightest degree by the appropriation of a portion of their time to con-acre.

7572. Should you say that the cultivation of their own tenements has, within the last five years, become better or worse?—The system is the same all over the country, as far as I know.

7573. What should you say was the condition of farmers generally?—The farmers are decidedly going to the bad; they have had two or three or four very bad years through the country generally.

7574. You can hardly draw a distinction between the farmers in Connaught and the peasantry in Connaught, can you?—Yes, I can; they are quite distinct classes. We do not call any person a farmer but the pasture farmer, and we have no such thing as a farmer who tills the land for profit confining himself to agriculture.

7575. What is the size of the arable farm, the tenement occupied?—They vary from 50 to 300 acres.

7576. That means a farmer in the way that you have described?—Yes, a grazing farm.

7577. What is the quantity of land that a cottier occupies?—I should suppose the question refers to the occupying tenant.

7578. Is there anything between the grazing farm, which you have described to consist of from 50 to 300 acres, and the cottier tenants?—Yes; there is what we call the occupying village tenant, and what I would call the cottier tenant would be his labourer.

7579. What is the size of the tenement under the occupying village tenant?—It is in many places very small; I should say 10 acres would be a very large tenant's holding; the great majority of village holdings are much less.

7580. Excepting the grazing farm, which varies from 50 to 300 acres, there is nothing larger than the 10 acres of the cottier's tenement?—Very seldom; 10 acres is very much beyond the average.

7581. Is the system of what is called clearing land going on in Connaught now?—No, not much; I see very few instances of it in those three counties.

7582. You have for the last three years seen very few instances of it?—Yes; it is not only a troublesome process, but it is a very heart-rending process, and a process that every man wishes to avoid if he can.

7583. It is not in progress?—Not at all generally.

7584. However fatal it may be to the interest of the landlord, or however destructive to the soil of Ireland, you think that the con-acre system is rendered inevitable by the want of the people for food?—That is my opinion; it is indispensable for a sufficient supply of potatoes; the high prices given for con-acre land I think prove that.

7585. Excepting the effect produced to a slight extent, as you say, in the demand for cattle, the English demand is not perceptible in Connaught for the produce of land?—No, not immediately for corn in the interior.

7586. And only slightly perceptible you think for cattle?—It is very perceptible for cattle in the early summer fairs; almost all our corn produce goes to the seaports, and as a matter of course it goes to England and Scotland.

7587. But the breaking up of the land by the spreading of the con-acre system has greatly diminished the supply of Connaught, to the extent, you have mentioned, of no more sheep and cattle being produced in Ballinasloe in this year than in the year 1790?—I have no means of ascertaining the comparative sales in our minor local fairs; we have generally had a good demand at local fairs from northern jobbers who traded with England, going round by Carlisle; but now there is a trade directly with England.

7588. A class of jobbers has sprung up trading directly with England that was heretofore unknown?—Yes.

7589. Is that advantageous?—Undoubtedly advantageous; it is a different description of cattle that go to Ballinasloe and that go to England.

7590. Do those persons go to the fairs?—To the local fairs of the country.

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7591. It is a different species of cattle that go to England and that are sent to Ballinasloe?—Yes; we send our finished cattle to Ballinasloe in October, and it is store cattle that go from us to England.

7592. Has the demand for such cattle lately perceptibly increased?—I think we had always a sufficient demand; we have had some years worse than others; but I think, generally speaking, we have had a sufficient demand.

7593. Have not the prices within the last two years been very good?—The prices of sheep have been very good during the last two years; that was owing to the destruction of the sheep the year before.

7594. Did you suffer much in Connaught from that?—It was quite peculiar; there was great mortality in new land; some farmers lost hundreds, and others lost none.

7595. In what year was that?—In the winter of 1829 or 1830 I think it was.

7596. Has not the price of stock cattle been generally good?—Yes; this year it is very good.

7597. At what age do you send them?—In April we send bullocks about four years old, and throughout the year we send other store cattle.

7598. Do you send any young ones?—No; I think from three years old and upwards.

7599. What price do you get for them?—The price is high this year, but I have not attended any of the fairs.

7600. The prices have been good this year?—Yes, very good, and the demand excellent.

7601. What do you give for cattle?—A friend has written me that got seven guineas a piece where he only expected to get six guineas.

7602. What would it come to at six stone?—We very seldom come to that, but I should think from eight guineas to 10 guineas was the average of our best heifers this year; I know a gentleman who expected eight guineas a piece and got something better.

7603. You think the farmers are going to the bad?—Yes, they have lost capital undoubtedly.

7604. Does that apply to the cottiers?—No; from different causes farming has been a very bad speculation, and for the last five or six years a very bad trade.

7605. Is this the first good year?—The last year was a fair year; this is the first good year. I think in the year 1826 they lost the year's grass and a great deal of their capital besides, and I believe there have been two or three years since when they have lost much; this is so far a very good year.

7606. You have told the Committee that a great reduction of rent took place before you became yourself acquainted with the land; has the reduction of the price since this disastrous year of 1826 been met by the landlord with any reduction of rent?—They were in some cases, but not always.

7607. What is the condition of the village occupant and cottiers; is it improving?—Their condition was very fair up to 1829; but they had in 1829 a very bad crop, in 1830 great poverty, in 1831 they had a very fair crop and a low price, and in 1832 they had an average crop and very low prices.

7608. Is not this great competition for land, which you say leads the cottier and the village occupier to promise any nominal rent, a great bar to the landlord reducing his rent?—It is a great temptation of course; but I do not at all say that it is the practice of landlords to hold up the land to auction in that way; I know it is very seldom done.

7609. Without holding it up to auction, where the desire of the people is so great for land to raise the necessaries of life upon it, must he not find it hard, even at high rents, to reduce his rent?—Undoubtedly, whatever temptation of that sort can effect he is liable to; but I know that the majority of the landlords do not let their lands in that way.

7610. Do they yield to the temptation of con-acre?—They con-acre extensively.

7611. Do the cottiers and village tenants go from Connaught to England in harvest time?—In great numbers.

7612. Is that annual emigration from Connaught to England increasing or diminishing?—It is increasing undoubtedly; but last year they met with a good deal of obstruction in England, and which deterred a good many from repeating their visit.

7613. Have you observed any change produced in their taste or manners by that annual

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annual visit to England?—I am sorry to say not the slightest; I know many instances of persons that have resided here many years and come back, and in another year I should not have known the difference between them and any others; there was not the slightest difference between them and their neighbours in taste or habits.

7614. Are they content to live in as great poverty and with as little cleanliness as formerly?—Yes, I think so; I have not seen the slightest difference; people have been taken up by farmers and resided here for some years, and they have come back without the slightest change being ultimately produced in them.

7615. You have observed no improvement in the habits or industrious disposition of the great body of the small occupants?—No improvement in the habits, as I have stated; and as to their industry, their undergoing the fatigues of travelling to England proves their disposition to earn, for they really have not room or opportunity for industry at home.

7616. What do they do with the money they earn on their return?—I have sometimes been holding an office at the period of their return in a town upon their way, and they have come and paid me what they owed before they went home to their families.

7617. Then in general you think that there is great fidelity towards their landlords among them?—I think so, as much as in any other country; in ordinary times there is as little loss as in any other country I hear of.

7618. Do those who do come to England see much of the comforts of English life when they are in England?—They do not require it; the treatment they receive depends, I should imagine, upon the farmers who employ them.

7619. Are they not extremely parsimonious when in England?—I should think so; if you take what they get in England and what they bring back, it is wonderful how little they spend.

7620. What is the food of the occupying village tenants in Ireland?—The majority of the occupying tenants eat nothing but potatoes and milk during the year.

7621. No meat or bread?—Very little; there may be meal, and that not very generally, only in the more comfortable houses.

7622. Have they wheat or flour?—Very seldom; only on Sunday or Easter-day or Christmas-day.

7623. Have they not eggs and salt herrings?—Salt herrings they take in the winter.

7624. And eggs?—Yes; there is a great trade in eggs sprung up in our country, and there are constantly a class of men, now called “eggler,” going about purchasing.

7625. Are they exported to England?—Yes.

7626. About what sum do each of those people bring home?—It depends upon the harvest, and on the various chances of employment; it varies from 3 *l.* to 10 *l.*, I suppose.

7627. What is the rent paid for the acre on those holdings for these 10 years?—Thirty shillings an acre may be an average for the good land.

7628. What is the produce per acre, if sown with oats, in barrels or stones?—The produce differs much in different districts.

7629. Take 30 *s.* per acre ground?—About 14 barrels, from 190 to 200 stone of 14 *lbs.*

7630. Is rent in your county ever taken in corn?—Not now, that I know of.

7631. Have you known any district, where a large proprietor has obliged his tenant to pay him in corn, or allowed him to pay it in corn?—I have never known instances where they have been obliged; I have known cases of corn being received.

7632. In what period of the year was that corn paid?—From November to March.

7633. Is not that the time when corn sells lowest?—No; upon the average of late years it has sold better for the tenant earlier in the months of October and November, when it weighs heavier than after it is stacked, &c.

7634. Do you allude to oats?—I allude to oats.

7635. Do oats sell higher in the market in the month of October than in the month of March?—Upon the average of some late years I have perceived that the sales made in October were better to the tenants than those sold in March.

7636. Have you known what profits the landlord realized upon the sale of that corn

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corn beyond what he allowed to the tenant for it?—I have known that some years there was a profit, and in others a loss; but I know on the whole the loss was considerable.

7637. Might that not be from bad management?—Yes, it might; but I do not consider it the cause.

7638. Were the sales by the landlord at a lower price than was allowed the tenant for that corn?—They were not on the whole made at a price sufficient to remunerate him for what he allowed the tenant.

7639. Do you mean that more land is manured in that county by tenants than was formerly?—As tenancy increases more land must be manured; every tenant must manure a certain portion of his holding.

7640. Has the farmer farming three acres increased his quantity of manure beyond what it was 10 years ago?—I see no reason to believe that he has, except what an increasing family may render necessary for him.

7641. Has the system of manuring by bog-stuff been introduced into that county?—Yes, whenever they are near to a bog.

7642. Is not that calculated to increase the produce of the land?—That depends upon the land; it is never good unless it is mixed with road scrapings, or lime, or stable manure.

7643. Take the case of a farmer farming three acres; what quantity of that would he be able to manure in the year?—I should say half an acre would be as much as he could manure.

7644. How would the remainder of the land be occupied?—There may be half an acre sown with potatoes, manured, half an acre sown with potatoes without manure, an acre sown with corn of some sort, and an acre for his cow.

7645. Taking the produce of that same land in the market, what would it produce?—He sells nothing but the corn.

7646. But supposing he sold the whole produce, what would it produce?—It depends upon the market. This year the produce of one acre of potatoes would not be worth bringing to market, if he was at a distance; the produce of the corn would be worth 3*l.* or 4*l.*

7647. The produce would not pay the rent?—No; the produce of the one acre of corn, if oats, would not this year pay the rent of the entire holding.

7648. Does the landlord make any allowance in case of any such hardship as that?—No, I do not think that case is considered.

7649. How can you account for their not being able to pay it?—I think they who sell all their corn, as they generally do, will pay their rent, and eat their potatoes, which are for the most part sown for food, and not for sale.

7650. You say that an acre of oats would produce 13 or 14 barrels of oats at 4*s.* a barrel; how much would that be?—I should think the average price would be more than that.

7651. What was the price of oats at Castlebar in the month of October last?—I think 3*s.* 6*d.* to 4*s.* by the hundred; I think that will be nearer 6*s.* a barrel, from 5*s.* 6*d.* to 6*s.*

7652. How much would an acre produce at 13 barrels the acre?—About 4*l.*, taking it at 14 barrels.

7653. You state that the number of cattle sold at Ballinasloe have not increased from 1799 up to the present time?—I merely state from what I see.

7654. Are you aware that Ballinasloe is not a great market for cattle in October, that there are the fairs of Holy Cross, Banagher and Knoella Crockery, and several others, which have grown up since the year 1790?—I should think that Ballinasloe is the great market for the county of Mayo, and for a great proportion of the county of Galway; the other proportion bordering on Tipperary may perhaps go to Holy Cross, and the other bordering on King's County may go to Banagher. Those fairs, if after Ballinasloe, are, I should think, in some degree supplied by the cattle remaining unsold at Ballinasloe.

7655. Then when any persons say that the sale of cattle at Ballinasloe not being greater at the present time than in 1790 is to be taken as a proof that there is no more cattle raised, do you conceive that to be well founded?—No; at the same time I cannot speak with precision on that point; I have no means of comparison.

7656. Your opinion, upon the whole, is that the number of cattle in Ireland has increased?—Yes, the exports prove the increase; at the same time I have no means of comparing the quantity of cattle of late years exported with the quantity

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tity of cattle consumed for salt provisions during the war, the exports of live stock having been all since the war.

7657. Speaking of the three counties in Connaught with which you are acquainted, should you say those three counties produce as many cattle now as they did 17 years ago?—My impression is that they do.

7658. Do you know anything of Limerick?—No, not particularly.

7659. Is there not land of very excellent quality in the line from Mayo to Limerick?—Nothing so rich as the fine land in Limerick, what is, I believe, called the “Golden Vein.”

7660. Galway comes very close to the Shannon, does not it?—Yes, the Shannon bounds it for a great distance.

7661. Is not the land on the Galway side of the Shannon as fine as on the other side?—No, not that I know.

7662. What is the highest rent paid for feeding-land in the county of Galway or Mayo, taking the finest land you know?—I believe there are some lands which go to 40s. the Irish acre.

7663. How much is that the English acre?—As eight to 13, about 25 s. the English acre.

7664. Will that land feed?—The land which I speak of was broken up in con-acre; it was cheap at 2l. an acre; that land would feed in summer six sheep to the acre.

7665. Will it do for bullocks?—It will, but they consider it more profitable for sheep.

7666. Four sheep are equal to a bullock?—Yes.

7667. Must not the spread of the con-acre system necessarily diminish the annual produce of cattle?—It does, but to me the difference is not perceptible, having no means of ascertaining it. A number of farms formerly in pasture are now let to occupying tenants, and, on the other hand, an improved breed of cattle will produce increased numbers, particularly in a succession country.

7668. What is the Act of Parliament to which you alluded which prohibits the burning of land in Ireland?—I forget the year, but it is intituled, “An Act to prevent the pernicious burning of Land.” There are so many technical impediments by rules of court that it is very seldom attempted to be enforced, and still more seldom is the proceeding successful. I know it is considered that the attempt is not worth the risk, there are so many chances of failure in the proceeding.

7669. Has not the breed of cattle and of sheep improved in your time?—The improvement in sheep I never heard questioned; there are a great many varying opinions as to the breed of cattle.

7670. By the cross of the Leicestershire sheep on the old Irish sheep has not the Irish farmer been enabled to bring his sheep to market one year sooner?—There is undoubtedly a great improvement in the sheep, and that is, I believe, an effect of it.

7671. A given quantity of land will produce a greater quantity of stock than it would 20 years ago?—Yes, particularly of late.

7672. How soon do you bring them to market?—After three years old.

7673. Do not sheep come into the market a year younger than they did 20 years ago?—I cannot answer that.

7674. Has the quality of the wool improved?—There is a general improvement both in the beast itself and the wool.

7675. Has the weight of the wool increased generally?—Yes, the weight of each fleece has increased.

7676. Has it improved in quality?—I should think so.

7677. Has the price at the present moment per pound, as compared with the price six or seven years ago, increased?—There has been a very remunerating price the past year, but there has been such great fluctuation in wool the last six or seven years, since the change of duties has taken place, it is impossible to compare one year with another.

7678. What is the price of a stone of wool of 16 lbs.?—I think that early in the year it might be sold at 16 s. to 18 s.

7679. Do you know at what it was sold in the year 1826?—I do not recollect the price.

7680. The wool of Connaught has been selling generally this year at about 1 s. a pound?—Yes, I think that is a moderate average this year.

7681. What

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7681. What is the character of the soil which has been made use of for con-acre?—Good rich clay land.

7682. It is limestone soil, is not it?—Yes, there is some limestone soil, where there is a substratum of limestone, and some not.

7683. After it has been racked in the manner you describe, how many years will it take before it becomes productive pasture again?—It depends upon the degree of treatment; if left to itself, I suppose for 15 to 20 years it would not regain its original richness.

7684. What use is made of it during that period?—After it goes through that course of con-acre cropping, it is generally set to tenants who are very glad to get it, then they commence by manuring part of it.

7685. Houses spring up upon it?—Yes, each tenant builds a house.

7686. It goes into small tenements?—Yes, immediately.

7687. You have stated that it is absolutely necessary for the supply of the population this should take place; are you quite aware of the force of that answer you gave, that it would be starvation to the population if this con-acre system were not pursued?—I believe that if there were not con-acre there would not be potatoes sufficiently grown in the country for the food of the people.

7688. You conceive it is more from the necessity for food this system is adopted than any desire on the part of the landlords to obtain a larger rent than they would by other means?—I am sure the first exciting cause is the necessity.

7689. Supposing rent was lowered, and that the farmer was not obliged to sell all his corn to pay his rent, would he not consume corn himself, and not be obliged to go on this con-acre system to produce potatoes?—Corn I doubt does not go so far as potatoes; and any lowering of rent sufficient to supply the deficiency I look upon, in the state of the landed interest, to be impossible.

7690. You conceive the landlords cannot pay their engagements if the tenant were allowed to live as British subjects ought to live?—I must be excused there.

7691. Is it not the fact that the common tenant pays exactly as much more for land than a grazing farmer; in exactly the proportion as his security is worse, does he pay a greater difference than the difference of his security from the grazing farmer?—The tillage land brings more rent; I do not think the difference is more than equal to the difference in security and expenses of collection.

7692. What proportion does the cultivating tenant pay to the grazing farmer; how much more per cent.?—That is very conjectural; I should think at least 25 per cent. more.

7693. You are with your father, agent to the Bank of Ireland, at Westport?—I am.

7694. Your father has been for many years before agent in Mayo?—Yes, 40 years.

7695. Therefore a great deal of your knowledge arises from the details of those estates in which he was engaged before?—A great deal, and from my own experience.

7696. Is it not considered that the burning of the land when the ashes are smothered is not by any means so injurious to the land as when the fire is open?—I know some very experienced people maintain that burning is not so injurious; I never could bring myself to believe that it could be otherwise than injurious; I do not see how the injury can be avoided.

7697. Supposing a person wishing to sell his estate, do you not think very often in the case of good land that has not been torn up the proprietor can get the value of the fee-simple out of the land by con-acre, and that then the land may sell for whatever it might fetch afterwards?—I can conceive that possible; but there is very little demand for land with us.

7698. Will you explain to the Committee what is meant by the con-acre system in Connaught?—The con-acre system is, a tract of land is let out exclusively for potatoes in the first instance; it is not tenanted; it is set at the con-acre rent; and it is land of that quality that does not require manure; in some cases so rich, that the potatoes grow upon the grass, the ridge not dug, the potatoes merely covered out of the furrow; in other cases of land of inferior quality to that it is allowed to be burnt, then the potatoes are sown; the people take it in very small quantities, from the eighth of an acre upwards; they pay those rents, varying from 7 l. to 10 l. an acre, and take away their potatoes: the next year it undergoes similar cropping, being dug without being manured; then for three, four or five or six years afterwards, according to the quality of the land, there are a succession of white crops taken.

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taken off. The land that brought 8 *l.* in potatoes, may set for oats the first year at 6 *l.*; this is the third year of rotation; then it may remain at 6 *l.* the next or fourth year, and for two years after set for 5 *l.* and 4 *l.* per acre.

7699. Will you describe the process of burning the land?—They just pare the land, turn up the sod until it dries, and heap the sods, or, as we say, the “scraws,” into lumps, and burn them, and then scatter the ashes.

7700. Is that done by the plough?—No, with the spade.

7701. What is the largest quantity of land let together in con-acre; how many acres?—There is nothing more easily overdone than con-acre in any district; I should think that the utmost con-acre I have heard of any gentleman having in any district, say a diameter of four or five miles, would be 30 or 40 acres.

7702. How many tenants in con-acre are there in those 30 or 40 acres?—I should think a quarter of an acre would be a fair average for each con-acre tenant.

7703. Does each person take his own without respecting the other, or are they interchangeable?—There is no interchangeable responsibility.

7704. Is that the case throughout Ireland?—I can only speak of that part.

7705. Is not there something peculiar with respect to lien on the growing crop; does not the landlord insist on the right of taking it off if the rent is not paid?—Yes; the same lien as there is on other crops.

7706. Is rent paid in advance?—No.

7707. Is it paid before the crop is removed?—No; sometimes it is paid at Christmas; it is quite a matter of bargain both as to rent and time of payment.

7708. Does not the landlord sometimes take off the crop when he doubts the responsibility of the tenant?—I will answer what I do myself; if I did not depend on the person who took it, I would not let him take away his crop unless he either paid me or secured me; and if he did not do one or the other, undoubtedly I should resort to the crop.

7709. You must by law sell the crop on the ground?—Yes.

7710. What are the periods at which the con-acre rents are paid?—There is a special bargain for the year; it depends upon the bargain; the usual bargain is to pay from Christmas to March, some in February and some in March.

7711. The rent is paid for the whole year?—Yes, for the whole crop; then the tenancy ceases, and there is a new bargain for the next year.

7712. Suppose at Christmas last you, acting for a proprietor for whom you were agent, determine to let five acres in con-acre, the potatoes would be planted in the spring of this year, being let at Christmas 1832?—Yes.

7713. The potatoes would be ready for digging in September 1833?—They are dug about October or November.

7714. When would the first half-year's rent upon the land let on con-acre be paid?—Con-acre is never paid in gales, but is supposed to be paid at once. It is constantly received in partial payments to accommodate the tenant.

7715. When would the rent, according to the custom of the country, of that land be payable?—In some instances next Christmas, in some next Candlemas, with others next Patrick's-mass.

7716. According to that, the rent is never payable until after the crop is removed?—Never.

7717. Then have you the power of coming on the crop when the rent is not due?—We never prevent the removal; where we have not confidence in the man we require collateral security.

7718. How can you come upon the crop, or demand security before it is due?—We know the person, and if the landlord has not confidence in the man he makes him previously secure the rent before it is removed.

7719. What remedy have you upon the crop before the rent is due?—None; but we can prevent a removal; we can detain it.

7720. Is it not different for potatoes and for corn?—Potatoes are not removed, for they are put into pits and remain on the land till towards March; they will require them for their consumption in the end of the year.

7721. If the con-acre tenant wishes to remove his potatoes in November, the rent not being due till Christmas, to his own tenement, has he not a right by law so to remove them?—That is a question which very seldom arises; but the practice would be, if anything occurred to make us doubt the individual, to retain them till we had security.

7722. Does the law enable you to prevent the removal of the crop from the land, the rent not being due?—I should say so.

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7723. Are not the potatoes sometimes sold on the ground for the benefit of the tenant?—I never knew them sold till the bargain expired.

7724. What is the earliest time at which you would sell con-acre corn for the payment of rent?—We can make a bargain for con-acre payable at any time.

7725. Suppose you knew that the tenant was running away, that he was insolvent, what is the earliest time in which you would think yourself justified in selling the corn?—In setting land there is invariably a time named for payment; I have never known it paid till Christmas; that would be the earliest period and Patrick-mass the latest period.

7726. Is the rent due at crop time according to those agreements?—No, it cannot be considered due till it is payable.

7727. In the agreement you make with the tenant is it stipulated that the rent should be paid at the crop time?—No.

7728. Is there not a reservation before it is taken away?—I never knew that reservation, for we deal with persons whom we know well generally.

7729. Is the tenancy a tenancy made with each individual?—Yes, a distinct bargain with each individual, if it was only for a perch; and we generally select the people we grant it to, people we have confidence in, and those extreme cases of detention are very uncommon.

7730. Do they arrange it among themselves to cultivate together?—No, each person digs his own, or sows his own.

7731. Is it not a new accommodation to the tenant your foregoing collecting rent till Christmas?—That is matter of bargain.

7732. The general system is to collect rent half yearly?—Yes.

7733. You forego it as an accommodation to the tenant?—I cannot call it an accommodation what is a bargain; we might make another bargain.

7734. Those persons have no capital, and they cannot pay their rent till the crop is gathered in?—Yes, just so.

7735. Are you aware that an Act of Parliament passed about eight years ago to enable a tenant who held a con-acre and found it too dear, and found it a bad crop, to surrender it?—Yes, I have taken it under those circumstances; I do not think that we can expect more.

7736. Is not that a great benefit to the tenant?—Yes, it is.

7737. You mentioned a case of land let at eleven guineas an acre for potatoes?—Yes, that was an extreme case.

7738. The produce of that you state to be worth not more than six or seven pounds; do you know any instance of a person who let it requiring a tenant to fulfil the original contract?—I have very seldom known an instance in con-acre land of the rent not being abated at the end of the year in case of necessity; I have done it repeatedly myself and never knew it refused.

7739. Have you ever known an instance of a tenant taking advantage of this Act of Parliament?—Yes, many.

7740. What has been the consequence; has the landlord taken to the land with the seed the tenant had put in?—I believe the consequence of the tenant taking advantage of it has been generally a compromise between the two.

7741. There is no penalty on a man burning his own land?—Not the slightest.

7742. The penalty is merely therefore against the tenant?—Yes, the tenant doing it without consent.

7743. You said that it sometimes happened that a great tract of con-acre was taken up against the will of the landlord?—It is a constant habit of tenants that do not stand well with landlords to break up the land if they can; I have known great injury to landlords from a grazing farmer breaking up a portion of his land for con-acre, the gains are so immediate and so large.

7744. He is a species of middle-man?—When he becomes a con-acre landlord he is.

7745. It frequently happens that a grazing farmer allows his land to go into con-acre in direct opposition to the will of his landlord?—Yes, I have known him do it in defiance of him; but it is a very common thing for a farmer when taking land to stipulate for a certain liberty of tillage, in the proportion of 10 acres to 100.

7746. If a con-acre were let at 10*l.* an acre what would be the rent of it before it became con-acre?—I should think 40*s.* an acre at least for such land.

7747. What do you suppose is the cause of the landlords being desirous of letting on this con-acre system?—I believe that it is the farmers who first commenced it, and commenced, if not in despite, without the concurrence of the landlords,

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lords, and very often succeeded in consequence of the neglect and absence of the landlords, and that is the cause which has driven other landlords to it.

7748. Are mortgages and encumbrances on landlords prevalent in Ireland?—Very much so.

7749. There is great advantage to the landlord in getting a larger rent by this mode?—Yes.

7750. Do you suppose his encumbrances or embarrassments drive him to it?—I am sure the charges upon his property have compelled him to make all his resources available.

7751. And the con-acre system among the rest?—Yes, that has very much aggravated it I am persuaded.

7752. The land is compelled to be scourged by the necessities of the landlord?—I should think the tenth part of the con-acreing is not by the landlord; there is a very exaggerated notion of the extent to which it has gone by landlords; I should say not a twentieth is not done by them.

7753. By whom are the other nine-tenths done?—By the farmer or the middleman.

7754. When did the farmer begin this system to a great extent?—The last 20 years; the population created a market.

7755. What extent is there under the con-acre system in Connaught?—I cannot possibly tell the proportion; there is not any parish without it.

7756. You say the con-acre system is going on; what effect has the Sub-letting Act had upon it?—I never knew the Sub-letting Act put into operation; I know one county intimately, and have spoken with the assistant barristers of two others; I never saw or heard of an instance of its being put into operation.

7757. Is the con-acre system increasing?—It must be increasing with the population.

7758. You say the con-acre system began about 20 years ago; has the population of Ireland increased the last 20 years more than previously?—There is a geometrical progression going on; it was in existence at an earlier period.

7759. If the land in Ireland was cultivated according to the improved system of husbandry do you not think there is sufficient to support the people?—Yes; but it is impossible under present circumstances.

7760. You think that nine-tenths of the con-acre system is done by the farmers without the consent of the landlords?—Yes, more than that, and at least without their concurrence.

7761. Are there no covenants against him in the leases?—There are so many ways of getting through them that the covenants are waste paper; a farmer may hold a tract of land under a lease for grazing, he may quarrel with his landlord, or his necessities may increase, but the premium is such that he will take all risks and set out in con-acre, and then he will go on; the land being once broken there is no difficulty in continuing.

7762. You say that the covenants are in many instances waste paper?—Yes, I have found them so; the courts are against you and the juries are against you, and in effect I believe them to be considered as such.

7763. Are tithes well paid in Mayo?—They have been well paid till the last year or two.

7764. They are generally well paid still, are they not?—Yes, they have been all well paid till a year or two ago.

7765. What is the general tithe under composition in Mayo; how much per acre?—I cannot say per acre, there is such a variety; but in parishes I have been acquainted with, and I have been commissioner in many, the tithe is not a twentieth, on a very moderate valuation of the land; I know a very large district where it is not a seventieth.

7766. What is the value per acre?—According to that it would vary from 1 s. to 2 s. an acre.

7767. The low amount of tithe arises from the agistment tithe, does not it?—Yes, in some measure; agistment tithe cannot be taken into calculation by the commissioners.

7768. Do you not believe that the people do not object to pay tithes so much in consequence of their amount as in consequence of their application?—They would not object to pay them if they were not excited to it.

7769. You never found that there was any religious objection till these two years, did you?—No; if they were not put up to it they would never object.

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7770. Have you ever considered the application of the poor-rates to Mayo, Galway and Roscommon?—I have considered them, of course.

7771. Do you know an island which constitutes a parish to the west of Mayo?—I do.

7772. An island of 35,000 or 36,000 acres?—I know it.

7773. How many inhabitants are there upon that island?—Nearly 6,000.

7774. What is the rent of that island?—I should think about, or under 1,200 *l.* a year.

7775. This island is a parish of itself?—Yes.

7776. What would have been the result if, in the year 1831, the landlord had been obliged out of the value of the estate to support the people; would the value of the estate for three or four years have supported them for that one year?—It is a very extreme case, such a case that Sir John Hill, when in Mayo, was induced to go and visit it; I should think it did take two or three years' rents to carry them through.

7777. In what way is the population employed?—They have not any occupation but tilling their holdings.

7778. Have they no fishing?—Very little; there is not a pier on the island.

7779. What is the description of soil?—Near the sea-coast, some of it good; there are 30,000 acres, half of it not profitable, very mountainous.

7780. What is your opinion of the application of the English poor laws to that part of the country?—I declare I do not see how they can be made applicable; I do not see the property on which to levy any rate, nor the machinery to manage it, so many individual parishes are without a resident Protestant clergyman from the unions that exist. The Catholic clergy depend on the people, and it would be impossible to expect that, with the best intentions, they can take an independent part as between the people and the property while they are altogether dependent upon the population for support.

7781. Is your answer applicable to those three counties?—No; in the greatest proportion to the county of Mayo, in part to all.

7782. Have you known a great quantity of waste land to have been cultivated by the common tenantry?—Wherever they are on the border of improvable land they are always making encroachments upon it.

7783. Do you conceive that those persons have done so profitably?—They have done it profitably, as otherwise their time would have been unemployed.

7784. How much a day do you think those persons earned while reclaiming those lands?—I cannot say, but I believe it to be the fact, that when paying even moderate wages, reclaiming land does not pay at the prices corn has of late years borne in Ireland.

7785. Can the farmer consequently compete with those persons in reclaiming the land?—Of course he cannot; he must pay for every day. A great part of their time must be valueless unless employed in this way.

7786. What is the state of those persons who begin the reclaiming the land for the first few years; while they are reclaiming the land what kind of house have they?—It is a very wretched hovel.

7787. Have they generally any door?—Sometimes they have doors, but generally heath.

7788. Have they chimnies?—No, they are not necessary.

7789. Have they any windows?—Not very often.

7790. Have they any furniture?—Very little.

7791. What quantity of bed-clothes have they?—That is quite uncertain; they may or not have abundance; those things have become cheaper, and there are many means of getting them, which there were not some years ago; in that respect there is a degree of improvement.

7792. You do not think that the cultivation of waste lands in that county has been profitable?—No, I do not think it would pay any person to pay for the entire reclamation of waste land; I am sure there is a certain part of the process would pay, that is draining, and perhaps gravelling, but going further does not pay.

7793. What do you call gravelling?—Limestone, or other manuring gravel, spread over the surface.

7794. Does the tenant build his own house?—Yes; it is very easily done.

7795. Is the sort of food on which you represent those people to live the ordinary food of the labouring people of the country?—No; I refer to those who
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are ejected or leave a previous holding; they go and settle on the mountain or the waste lands.

7796. What sort of habitation does the ordinary labourer have?—Quite comfortable enough, a house 30 to 40 feet long and from 12 to 15 feet wide, well thatched.

7797. Does he build that himself?—Entirely; in some instances, on the new settlement of villages, the landlord may make an allowance.

7798. For repairs?—Seldom for repairs; a landlord frequently gives timber. Tenants and dwellings are so numerous, I do not see how the landlord could allow for repairs.

7799. Have they bog timber?—That is not sometimes to be had, but the landlord gives forest timber.

7800. If a man rents a farm of 100 acres, what is the general practice with respect to farm buildings?—There are men, what we call in our country gentlemen, who have farms of that kind, who have got into possession of capital.

7801. Does the landlord build the farm buildings; suppose a lease expired on a farm of 200 acres, and the buildings were in bad order, would the landlord put them into a good state of repair before he let them again?—No, he would leave that to the tenant, probably making an allowance to him; but it is not at all frequently that the grazing farmer resides on his farm.

7802. What does it cost to build such a house as you describe?—A house that would be occupied by a person with from six to ten acres would be built at from 10 *l.* to 15 *l.*, according to the convenience of the material.

7803. What are the walls built of?—Dry stone, sometimes dashed.

7804. With lime or with mud?—Lime and sand.

7805. That man is much in the condition of a day labourer?—Yes.

7806. What wages does he earn when employed by a regular employment during the year?—I should say 6 *d.* in winter and 8 *d.* the summer half-year would be about the average wages.

7807. Have they during the harvest months any extra wages?—No; each gentleman has his own set of labourers, and that is about the standard.

7808. Is that one of the class of persons you describe as paying 30 *s.* an acre for those three acres of land?—He may be one of those; near towns the wages may vary from 8 *d.* to 10 *d.* in the summer.

7809. What should you pay for a man and his horse and cart?—It is very cheap in some parts of the country; a man, horse and cart may be got for 2 *s.* a day, some as high as 2 *s.* 6 *d.*; in the sea-port towns 3 *s.* 6 *d.* to 4 *s.* per day.

7810. A good many earn their livelihood by letting out their labour and horse and cart?—Yes, there are some in the small towns; the inland town of Ballinrobe I can get them at 2 *s.* 6 *d.* a day.

7811. Have you made an estimate of the cost of growing a crop of wheat on the land letting for 20 *s.* an acre?—First the rent of letting it lie fallow; it will take one or two ploughings; but the majority of wheat is produced in our county before the digging of potatoes; they sow the wheat, and in the digging of the potatoes it is covered in.

7812. What quantity of wheat will grow upon an acre of land on which potatoes have been grown?—It varies; in some districts 20 cwt., in others as high as 30 cwt., according to the original quality of the land.

7813. In the district you are speaking of, supposing land fairly let, what price per Winchester bushel would you be satisfied with for your wheat?—For a bushel of five stone (70 lbs.) I think 7 *s.* in our home market would be a remunerating price.

7814. Could you do it for less than that?—We have sold it some years for 5 *s.*

7815. Do you think that price would then pay you?—Not sufficiently I think.

7816. Do you suppose that, taking into consideration the low rate of wages, and the low rate at which you can hire carts and horses, and every thing in proportion, you could profitably grow wheat under 5 *s.* or 6 *s.* or 7 *s.*?—I think 6 *s.* would be the least; 7 *s.* would be a very remunerating price for each bushel of five stone, or 70 lbs.

7817. Do you think labour is really cheap in that county?—It is nominally cheap.

7818. Do you think, considering the work that is done, it is really cheap in that county?—I have heard it said by eminent engineers that work could be done as cheap in London; I do not give that as my own opinion.

7819. If the farmers knew how to set the labourers to work, do you not suppose they

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they could do as much work as English labourers?—Skill and economy can do a great deal.

7820. Did you ever hear any complaint of the English farmer that the Irish labourer did not do as much work as the English?—I have always heard that they were put at the most slavish work; I believe there is no man more capable of work than the Irish labourer.

7821. Do you think if they were better fed in Mayo they would perform more work?—I think the majority as well fed as their habits require.

7822. Are you aware what quantity of work an Irishman will do in England, whether more or less than an Englishman?—I believe that there is no man who will do more than an Irishman.

7823. Has there been any difference in your recollection in the rate of wages in Mayo?—Very little indeed.

7824. Do you recollect any period when they were higher?—No.

7825. Do you recollect any period when they were lower?—No; I think the increase of population must necessarily create a great increase in the supply of labour, so much so as to counteract any effect upon wages that any increased demand for labour would occasion.

7826. Was there no increase of wages during the war, when the prices were so high?—That was before my time.

7827. Have you not understood there were more people employed during that time?—Yes; there were not then the same number of people, and there were numbers employed in linen manufactures.

7828. You state that the labourers receive 6*d.* or 8*d.* a day; do they regularly receive that?—I think there are a great many attached to mansion-houses and demesnes who receive that.

7829. Do you think that all could receive that?—No, only those employed.

7830. What proportion should you say are employed?—I think there is a great portion of the time of every tenant unemployed.

7831. Do you remember the time when their time was less unemployed than it is now?—No, I do not, except as regards the decrease of the linen manufacture.

7832. From your general knowledge of those three counties, do you conceive that capital can be profitably employed in agriculture there?—I never heard any country gentlemen say that agriculture paid him; that tillage paid him; and I can believe that, from the great expense of sending corn from our county to Liverpool, it cost last year 60 to 70 per cent. upon the capital at first invested; I mean to say, that 100*l.* being spent in purchasing corn, if that is sold for 160*l.* only in Liverpool, the person who bought it in our inland market and sent it would have no profit.

7833. Do you send it by sea?—Yes; I am speaking of purchases in the inland markets, say 20 miles, on an average, from the sea-coast. There is no ultimate market but the Clyde or the Mersey; we sometimes now send some to London. The cost of transport from the market where it is first bought to the market of its final sale has been nearer 70 than 60 per cent. the last season upon the capital originally invested.

7834. How do you make up that cost?—I will take it by the ton: it costs 10*s.* a ton to send it to the sea-port; from the sea-port in the west of Ireland to Liverpool, or to the Clyde, it costs about 2*l.* a ton for freight and other charges; of that 2*l.* about 15*s.* a ton is for freight; upon the average freights vary from 10*s.* to 1*l.*; the remainder, namely 25*s.*, from that to 2*l.*, is made up of the expense in the sea-port; labour, storage and shipping expenses are, I suppose, near 5*s.* a ton; the waste by drying, which varies according to the harvest, from 6 to 11 per cent.; there are insurances, and there are the port charges and the charges on delivery in Liverpool, which are very heavy; there is again the factor's commission in Liverpool, which is 4 per cent. upon the price, increased with all those charges; and then there is the loss by interest, which I calculate at six months, for corn is sold at four months' credit, and is at least two months on hand, between the merchant's store and the time on board; all those charges will amount to 2*l.* a ton, in addition to that of 10*s.* per ton, the expense of inland carriage.

7835. How many quarters are there in a ton?—

7836. The 40*s.* with the 10*s.* charge taking to the sea-port, makes altogether, in your opinion, from 60 to 70 per cent.?—It makes 2*l.* 10*s.*, and the average that oats have brought in the inland market this year has been 3*l.* 10*s.* a ton.

7837. Do

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7837. Do you know to whom the port dues are paid in Liverpool?—There are several charges, the lighthouse dues and dock dues; the dock dues are remarkably heavy.

7838. Those belong to the corporation?—I should think so, as dock trustees.

7839. In what way is the corn sent from the place of its growth to the port?—It is brought by the grower generally on horseback to the inland market, there it is bought up by the carmen, who bring cart loads of from 1,800 to 2,200 cwt.; by them it is brought to the sea-ports and sold to the exporting merchants.

7840. The proportion you have stated of 70 per cent. is on oats?—On oats at this year's prices.

7841. What would it be on wheat?—Upon wheat it is much less, for there is not the same waste in drying wheat; it would not be above 30 or 40 per cent. upon wheat at present prices.

7842. Would the general charges you have alluded to be the same as on a ton of oats?—I do not know how the port charges are calculated in Liverpool, whether on quantity or on value.

7843. In what condition do they send this corn to Liverpool market; is it very well dressed?—It is kiln-dried, and I think when shipped is in very good order and clean; it undergoes two or three screenings before it is shipped.

7844. Does it bear as high a price as the English corn in Liverpool?—I should think not.

7845. In what proportion?—I cannot say; there are great varieties.

7846. How do you account for the difference of 70 and 40 per cent. expenses on the different descriptions of grain?—When oats bring about 3*l.* 10*s.* while wheat has brought 8*l.* 10*s.*, many of the expenses, such as inland carriage and freight, being the same on both, they must bear a different relative per-centage.

7847. The only actual difference in the article is in the loss by the drying?—The freight and carriage are calculated by weight.

7848. Are the roads generally from the inland markets good?—They are generally very fair.

7849. Has there been a considerable improvement in the roads in that country?—Yes, a great improvement.

7850. What has been the effect of that; has it much improved the face of that country?—Yes; the number of wheel-cars in my memory has quintupled and more.

7851. You consider that that is one means of bringing a greater quantity of produce to market?—Yes.

7852. Is not that a subject of great improvement in the country?—Yes.

7853. Are you acquainted with the barony of Ennis?—Yes.

7854. There is a new road there?—Yes, and a small pier.

7855. Was the improvement there very marked?—Yes; one or two villages of previously no note have sprung up to some importance.

7856. Has there been an improvement in the manners and habits of the people; are they more civilized?—I cannot say; their means of intercourse has been very greatly increased.

7857. With regard to the exportation of corn, are you aware of any corn having been exported from Ireland to any other country but England?—None from the west of Ireland, the two exporting counties I allude to.

7858. You say that farmers are rather declining in Ireland?—They are rather losing their capital.

7859. Since what time have they begun to lose their capital?—There were two or three very distressing years about the year 1816 and afterwards, and then after that until the year 1826 they were doing better.

7860. Do you remember the year 1822?—That year was a famine year with us; that was the first famine I recollect.

7861. What, in your estimation, would be the best mode of producing better culture and a better state of things?—I think it is impossible while the tenants are as they are at present.

7862. What are the circumstances which prevent that?—With the small holdings they have it cannot be otherwise.

7863. Do you think the distress of the tenant arises from the smallness of their holdings?—I am sure the Irish peasantry are people of economical and moderate habits; if the majority of them had land enough they would be comfortable; I

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speak of the occupying tenants of the country, the next class to the 10 l. freeholder.

7864. Are the 100 and 200 acre tenants grazing farmers?—They must necessarily be pasture farms.

7865. They have no means of making their rent but by that?—No.

7866. Are the pasture farms increasing or diminishing?—They are diminishing.

7867. Is the price of cattle higher now than it was three or four years ago?—It is very high this year.

7868. You have stated the immense increase of unemployed population in Mayo, Galway and Roscommon, and that the poor-rates and reclaiming the land would afford no adequate relief; do you not come to the conclusion that extensive emigration is the only available relief?—I have come to the conclusion that the reclaiming of land cannot afford adequate relief, because there is a pressure in many entire districts where there is not the land to be reclaimed; the employment of tenants is expensive; the living they obtain from reclaiming lands is in the first instance of a very poor description, and ultimately they cannot be very comfortable on merely reclaimed land; and in every instance where I could I have recommended emigration, and induced some landlords to promote it, conceiving there was no other relief or vent for the unemployed population.

7869. Has that been carried to any very great extent?—On some properties.

7870. Are many going this year?—None this year; there has been a very great damp on the spirit of emigration this year; last year there was great emigration; the cholera met some of them on their way to Upper Canada, and some returned, deterred from proceeding further; and besides, the produce has sold so low this year they have not the means to emigrate.

7871. Is it your opinion, generally speaking, that rents are too high in those three counties?—Taking the prices of the last and this year, undoubtedly if those prices continue.

7872. By how much?—I should say at least 25 per cent.

7873. Does that refer to con-acre?—The rent of lands generally.

7874. Can you state what has been the expense of emigration?—I will take the property of a particular proprietor known to myself: I am sure that for an ultimate loss under 300 l. he sent away 150 people; there was an intermediate advance of about 700 l. or 800 l., the loss upon which will not be 300 l., by which he got rid of 150 individuals.

7875. In what manner will the difference between the 300 l. and the 800 l. be reimbursed?—When they were going it was a great object with the emigrants to sell everything they had, and in order to create a market for everything they had to sell, the tenantry round were told that anything they bought from those intending to emigrate they should get money in advance as loan, to pay at their convenience; in that way many purchasers were created; that was the principal reason of the advance.

7876. At that time did any persons of capital emigrate?—Yes; it required a great deal more than we advanced to enable them to emigrate; that was supplied by themselves, and this 800 l. or 900 l. I speak of made up the deficiency.

7877. Are many Protestants emigrating?—Some years ago the emigration was principally Protestants, but now it is not confined to any class.

7878. Notwithstanding the great increase of population and want of employment, should you say that their morals have improved of late years?—I do not perceive any change.

7879. If prices continue the same as they are now, you say that rent must be lowered 25 per cent.?—I should think at least.

7880. You mean in the three counties of which you speak?—Yes; we consider 5 l. a ton the least price at which oats can be raised at to pay the present rent, and if oats bring but 3 l. 10 s. there must be a reduction.

7881. You have said that the introduction of the poor laws would be difficult without machinery; will you explain your meaning?—There must be a vestry or some parochial body to conduct and manage it.

7882. You mean that there would be a want of agents to carry into effect any law which might be passed?—Yes; and I do not see where the property is on which any rate could be levied.

7883. You stated that your father was connected with the Bank?—My father has been agent for the Bank of Ireland.

7884. Is that a branch-bank?—Yes.

7885. How

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7885. How long has it been established?—About seven or eight years.
7886. At what place is it situate?—At Westport.
7887. Have you perceived any improvement in Westport and its neighbourhood since?—Yes; undoubtedly it has developed a great deal of capital that was not supposed to exist, or at least was dormant.
7888. In what way did it develope a great deal of capital?—Persons of credit got accommodation and means of turning their capital who previously had not any place where they could apply for such.
7889. What was the rate of interest before that was introduced?—For good bills six per cent. At one time the branch-banks charged only four; they now charge five.
7890. Is there any branch of the Provincial Bank there?—There is at Ballina, within 26 Irish miles.
7891. Did you ever hear any instance of the rate of interest being 10 or 12 per cent. before the introduction of any provincial branches?—I have heard of occasional instances of country gentlemen and farmers without credit being obliged to pay that, and since the establishment of banks they have always endeavoured to acquire and maintain a credit to entitle them to the accommodation.
7892. Are 1 *l.* notes issued by the branches?—They are.
7893. You say that the farmers and people about Westport have been much accommodated?—There is great facility throughout the three counties for turning and transmitting money.
7894. Do you think if the 1 *l.* notes were withdrawn there could be the same accommodation?—There could not be.
7895. You have never been without 1 *l.* notes?—Never.
7896. You have never had the means practically of knowing what would be the effect of that withdrawment?—Certainly not, except as I can judge; I know if we were to give out sovereigns for every bill we discount we should be much more cautious and restricted.
7897. What would be the condition of the people about you if you withdrew that accommodation?—I am convinced that all sorts of produce would fall immediately, as there would be a great quantity of working capital withdrawn.
7898. As, under present circumstances, you say rents must be reduced 25 per cent. if 1 *l.* notes were withdrawn, what would be the reduction necessary?—I cannot say; I consider it would be a great calamity.
7899. If that effect which you suppose would be produced by the substitution of gold for paper, do you not suppose that the paper of Ireland is in excess?—No; there is no paper issued but for the local wants of the country.
7900. It is all payable on demand?—Yes.
7901. There is no gold to any amount circulating with you?—No; the whole tendency of gold with us is to go to Dublin; we receive more gold than we issue in the course of the year.
7902. The bank sends them to Dublin as fast as they come in?—No; we used to do until the late Act of Parliament, when the notes were made payable in the place where issued, and we have since kept a treasury; the tendency of that is to increase; there has been no demand for gold except at the periods of emigration.
7903. Do you think the Bank of Ireland have been less inclined to accommodate in consequence of the run upon them?—Yes, for a short interval; since that they resumed their old habits.
7904. Do you conceive it will be advantageous if the legal rate of interest were reduced in Ireland?—I conceive it indispensable that in any change a maximum should be fixed, the remainder might be left *ad libitum*.
7905. Do you think it would be advantageous if the plan now proposed in Parliament of a Bank of England note being a legal tender in England was extended to Bank of Ireland notes being made a legal tender in Ireland?—I am convinced that would tend to relieve the country of those unpleasant feelings that the late runs on the banks have created, when, under such circumstances, no serious apprehension could be entertained by any person from them.
7906. Are there not usury laws in Ireland?—Yes; 6 per cent. is our maximum.

Jovis, 20^o die Junii, 1833.

THE RIGHT HON. SIR JAMES GRAHAM, BART.

IN THE CHAIR.

Mr. *Alexander Clendining*, again called in; and further Examined.

Mr.
Alex. Clendining.

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7907. IS it your wish to explain any part of the evidence given by you on a former day?—If the Committee will allow me.

7908. Will you proceed?—I was examined by the Committee with regard to three-acre holdings. If the whole of the three acres were sown with corn it would not produce food sufficient to maintain an average family, as it has been assumed. One acre of potatoes produces food sufficient; another supplies milk; and the third acre sown with corn will, according to the prices of the majority of late years, pay the landlord's rent and taxes of three acres. The answer I would wish to give is, that referring to those three-acre holdings, which were then the subject of examination, and to which that question led, my opinion is, that if the greater portion of the rent were abated to the tenants, in the case of three-acre and smaller holdings, it would not place them in the state contemplated by that question, or would not place them in a state approaching to decent comfort or independence. The whole amount, if they were to be allowed the land rent-free, would be but at the utmost equal to an annual gift of 4*l.* 10*s.* or under for the three acres, which divided among a family, say of six or seven, or perhaps more, would leave but 10*s.* or 15*s.* to each individual, a pittance that, in my opinion, would elevate them very little, and be an extinction of rent, and consequent ruin to the proprietor. In further explanation, I would beg to add, that lands sown with corn will not go as far in the food of the people as land sown with potatoes. Sir John Hill, when he was in Mayo, in arranging for a supply of provisions, in 1831, in his calculations as to weight between meal and potatoes, allowed one to four; that one cwt. of meal would go as far as four cwt. of potatoes; and that is correct, and a moderate calculation. Therefore as an acre of land, which would produce 25 cwt. or about eight and a half quarters of oats, will give 10 tons of potatoes, and as corn produces about half meal, ten tons, the produce of one acre of potatoes, will go as far as two tons and a half of meal, the produce of four acres sown with corn. Calculating thus upon the average of tenant's holdings, the whole of the land held by them, if sown with corn only, would not supply sufficient for the maintenance of the people, and would leave nothing for rent or other outgoings. There was another question, in reply to which I stated that nine-tenths of the con-acreing was by the tenants. I beg to inform the Committee that it is a very general habit with grazing farmers, except on the very rich lands in Roscommon, when taking farms to covenant for a certain liberty of tillage, which generally is in the proportion of 10 acres to the 100, but to which proportion they very seldom confine themselves. Again, there was a question as to the residence of farmers. Our grazing or pasture farmers seldom reside; they have their own family residences, which they seldom leave, and generally hold many farms very distant from each other. On the greater number of pasture farms there are not residences. The farms are entrusted to the care of herds, subject to the frequent inspection of the tenant. It is not at all an unusual matter for one farmer to hold five, ten, and sometimes many more farms, under different landlords, and each farm many miles distant from all the others. I was also asked, "Do the landlords allow for the repairs of tenements?" With regard to village tenants, I conceive that to be impossible, from their number, for it so often happens that for every 100*l.* of rent the landlord receives from village tenants that there are 20, if not more, dwellings upon it; a system of allowance for repairs would be impossible. I stated already that the potatoes were not worth the carriage last year from any distance. The contract for potatoes delivered

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delivered at the infirmary and gaol of the county of Mayo, in Castlebar, for the last year was $1\frac{1}{2}d.$ per stone of 14 lbs. The average of the market prices for the last year, for potatoes, has not exceeded $1\frac{1}{2}d.$ per stone of 14 lbs. The county of Mayo contains a population of 367,000 people, of whom 330,000 I believe to be dependent on agriculture, and there are about 540,000 acres of profitable land and mountain, independent of 262,000 acres of flat unprofitable bog. I am confident there are not more than 400,000 acres of profitable land, exclusive of mountain, and not more than 300,000 of them arable, much of that being in pasture, which must support a population of 330,000 persons, and supply food for 367,000 inhabitants. I have never heard it maintained that in the case of the majority of the common village tenantry, and almost all the cottier tenantry, that any practicable abatement of rent would place them in a state approaching to decent comfort and independence. Their holdings are so small, and the whole rent each individual pays being in amount so trifling, that any effort in that way towards placing them in a desirable condition is almost hopeless. Their holdings, notwithstanding their being so small, are still held by them in such very minute and detached sub-divisions that any proper system of management or improvement in mode of cultivation is decidedly prevented. The map of a property in the county of Dublin which I submitted to the Committee exemplifies this, where a holding of five acres and a quarter appears to consist of no less than 21 distinct and detached subdivisions, some of those not exceeding 20 perches, and a holding of one acre in three separated subdivisions, and the rest of that property held in a similar manner. I could produce very numerous instances of the same kind in the counties of Mayo, Galway and Roscommon. As it would be unjust that the holding of any individual tenant should all consist of the best quality, or be altogether on the flat, or all on the sheltered or southern side of a hill, so it would be ruin to a peasant to have his holding consist entirely of the inferior qualities, or on the western or northern sides of the hill, therefore detached subdivisions are inseparable from the present state of the tenantry; and unless every tenant can be given a sufficient extent to permit his having a fair allotment of each of the various qualities on a townland or farm, his holding never can be compact or within one fence, and under any other circumstances a proper system of management or improvement in the cultivation on any estate is absolutely prevented. On the 1st May last I had to enter possession of a townland in a small but very populous parish in Mayo, which hitherto paid an annual rent of 107 *l.*, and upon which I find above 50 families resident, and I have reason to believe that a great portion of that parish is very nearly as densely inhabited. I have now before me a rental amounting to 9,140 *l.* annually, the lands all let at the improved value, upon which I have ascertained that there are above 2,400 resident families, and I believe that the populous districts of the counties to which I refer are somewhat similarly circumstanced. A clearance of the inhabitants sufficient to admit proper divisions of the land and improved cultivation is next to impossible, even if it was desirable, until some vent was found for the people thus displaced; profitable employment where they now are there is not in general an opportunity for, even if the funds were provided. The attempt to remove them to any distance from their homes for the purpose of reclaiming waste land, or any compulsory labour, would be most expensive, and would not I fear be successful to any extent. Any district consisting altogether of reclaimed land would in most cases afford a very precarious livelihood in our very wet climate. The habits of the poorer tenantry rivet them to their present holdings, which they will make almost incredible sacrifices to retain, and which they will not for such an object I think be induced to relinquish, and which to so great an extent they hold under leases. The extent held under leases may be inferred from the fact of there having been above 20,000 forty-shilling freeholders registered in Mayo in 1826. All those, constituting 20,000 families, must have had leases for life, with a very large number besides that were not registered, who must hold under similar titles, in addition to those tenants then living on church or other lands upon which a freehold could not then have been created. Every vacancy caused by an emigrant is so rapidly filled up, that the effect of emigration, notwithstanding the large numbers that go to America, is locally little, if at all felt in consequence; indeed I do not think it perceptible. If emigration were encouraged, and the passage to Upper Canada were made cheap, I believe the people are fully convinced of its advantages, and would in numbers embrace it, and to a great extent. The aid and co-operation of the landlords would be afforded. As emigration and the replacement of tenantry now proceeds,

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I cannot help thinking that the description of the tenantry and the productiveness of the soil are undergoing a rapid deterioration, and, except under a very much improved system, agriculture will not pay, even at better prices than the present, in the inland districts of the west of Ireland, where the people are producers only, as it may be said of the great bulk of the population that corn is not consumed by them, potatoes being with so great a majority the only food, and being with all a favourite diet. We depend entirely for sale of our corn on the Scotch and English markets, and the expenses of transport and charges attending sales there are, on the average of late years, for oats not less than 2*l.* per ton, or 5*s.* 8*d.* a quarter of 320 lbs. from the sea-port, and from the inland markets 2*l.* 10*s.* per ton, or about 7*s.* a quarter. Upon wheat it is not so proportionably heavy, as the inland carriage to the sea-port and the freight from there is the same for all grain, and is not less than 25*s.* per ton, which is 3*s.* 6*d.* a quarter on oats, and 5*s.* 6*d.* per quarter of 480 lbs. for wheat, independent of the other expenses, which with it make up the 2*l.* 10*s.* per ton I have stated.

Mr. John McMahon, called in ; and Examined.

Mr. John McMahon.

7909. WHERE do you reside?—At Loughill, in the county of Limerick.
7910. What is your occupation?—A surveyor of lands, and a farmer.
7911. Are you a rent-payer?—I am.
7912. To a considerable extent?—Three hundred and seventy acres.
7913. How long have you been a land surveyor?—Upwards of 40 years.
7914. What counties in Ireland do you know, and can you speak to the present culture and former culture of?—The counties of Cork, Clare, Limerick and Kerry; I was early concerned in the survey of the counties with Mr. Neville Bath, an English gentleman; with the counties of Limerick, Tipperary, Cork and Kilkenny, from the year 1791 to the year 1800.
7915. And from time to time you have visited those counties?—Yes, from time to time since; I have had occasion to go into them on other matters.
7916. Frequently?—Not very frequently into the county of Cork for the last 12 years, but frequently before that; I was in the receipt of some rents for 15 years before I had access into it.
7917. Is your knowledge sufficiently accurate of the culture of those counties to speak to their cultivation now and at former periods?—Not so much of the county of Cork, but the other three counties; I have very frequent journies into Clare and Kerry, and I live in the county of Limerick.
7918. Should you say that the gross produce of those three counties now was greater than at any former period?—I really can state that they have trebled for the last 30 years, that is the tillage of them, to what they were 30 years ago.
7919. Has that increase of produce been progressive?—Progressive.
7920. Up to the present time?—Progressive up to the present time, but more particularly for the last five years, on both sides of the river Shannon, for the extent of 60 miles. There are parishes that never have grown wheat until within the last six years along the river Shannon from the sea sand manure.
7921. A species of manure has been generally introduced into that district which was not used formerly?—Which was not used before the last five years.
7922. What was that manure?—Sea sand; it is carried several miles into the country upon the river Shannon; the parish that I live in had never grown any wheat till the last five years, and there are now 80 acres of wheat in that parish; all along the Shannon for many miles, in the counties of Kerry and Clare.
7923. The growth of wheat in the county of Limerick has much increased in the last five years?—Much increased in the western part of it.
7924. Has the cultivation been as much extended in other counties?—It has in Kerry and Clare.
7925. Is no other mineral manure used?—Yes, there is vegetable manure from some cattle that are housed and from the stables.
7926. Is the sea sand the only mineral manure used?—There is lime any where, where lime-stone is practicable to be had; they carry it in boats and carts from the lime-stone country, and they manure a good deal of land with lime.
7927. Is the use of those manures increasing?—Increasing, to a great degree; those

those parishes had never grown a bushel of wheat until within the last five or six years; they are now getting rapidly into it. Mr. John Mc Mahon.

7928. Was more wheat grown last year than in any former year within your knowledge in those counties?—I should think there has been more last year, and a great deal more this year in the 60 miles along the Shannon. 20 June 1833.

7929. Do the tenants bestow more labour upon their land, and is it better cultivated?—It is better cultivated; the people are getting more enlightened in the mode of cultivation.

7930. To what do you ascribe this increase in the cultivation of wheat, and this greater attention paid by farmers to their land?—Because it is more productive to make the rent for them.

7931. Is the English demand much felt now in your neighbourhood?—The price of corn was rather low, particularly in the article of oats; I have not known it for many years to be so low as it was last year in Limerick and in Cork; it was very low, but wheat carried a middling price; it was only the average price, from 1 s. to 1 s. 4 d. a stone.

7932. In what proportion should you say in the last five years the growth of wheat has increased in those counties; is there one-third, or twice as much?—In every part of the counties along the Shannon, where they did not think that it would produce wheat, they found by experience, by using the sea sand and the lime as manure, that the wheat was as good as any in the best parts of Limerick from this mode of cultivation.

7933. What is the rotation of cropping?—The ground is broken up at first into potato ground; the first crop is potatoes; it is drilled, what we called drilled; the second is wheat, and the third is barley, and return to potatoes again; but if a man wishes to impoverish it, or is clever enough, he may have another crop of oats, but that rarely happens; he returns to potatoes again, and then he has another crop of corn after the potato crop.

7934. Then the rotation is first potatoes, then wheat, barley and oats?—They are dropping the quantity of oats and increasing the quantity of wheat.

7935. Have you seen any land that has stood this succession of cropping?—Yes, I have it myself.

7936. Is it not much impoverished by it?—Not at all; after which we give it a heavy coat of manure; after the barley we manure it again.

7937. Before the crop of potatoes?—Yes; but some of the gentlemen have taken a new plan within the last four or five years in the neighbourhood of Limerick, that after the crop of potatoes, highly manured, they will put barley and clover seed into it, and have a barley and clover crop after it, and plough it up, and then it will produce them a crop of wheat after that; that is quite a new business for the last four or five years.

7938. How does that succeed?—Very well.

7939. Do they mow their clover?—They mow it.

7940. Is this old grass land that is so broken up?—Yes, all grass land.

7941. Which has not been broken up in your time?—It may not be 40 years; before they ran very much upon the dairies and feeding-lands, particularly in war time, and a great many of those lands remained till they found it difficult to get their rents, and they returned to the crop.

7942. Was this very fine grazing land?—Yes.

7943. Would it feed a bullock an acre?—Some would, the Irish acre; but that land is not so much turned to cultivation as land of an inferior quality; that land would go to about 3 l. 10 s. per acre, or from that to 4 l.; but the land that would go to 30 s. the Irish acre is the land they mostly turn to the cultivation of corn.

7944. With respect to this land that would bear those rotations without being impoverished, what rent does that bear the acre?—The first crop is very highly manured with vegetable manure, or stable or yard manure.

7945. In breaking out of grass?—Yes; to prepare it for wheat it is highly manured.

7946. What rent an acre does it bear?—That land brings from 2 l. 5 s. to 2 l. 15 s. an acre, that is, the Irish acre.

7947. Is there much land not yet brought into this cultivation for wheat, which is equally as good as that which has been so brought into cultivation?—A good deal in the counties of Clare and Limerick; that is light soil in the western part of Limerick; and a good deal has not been brought into cultivation.

7948. It is as capable of bearing those crops as that which you have described?

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—Indeed it is, and will be attacked as soon as the farmer finds it his interest to turn it into tillage.

7949. How much wheat an acre would this land produce in the second succession of wheat?—They have not a succession of wheat in the succeeding year.

7950. The next time that it comes to the rotation of wheat, the first crop of wheat would be about an average crop; what would be the average crop of wheat after first breaking up after potatoes?—About 260 stone an average crop to the Irish acre; some acres will bring 300, and some acres may not bear more than 240.

7951. Do they ever burn this land when they break it up first?—In very few instances; the landlords prosecute them if they do.

7952. Does the landlord ever himself burn it?—Sometimes.

7953. Is it often done?—Not very frequently done.

7954. Do they ever rent the land for con-acre for the crop?—They do let a good deal of it in that way, but I have sad reason to complain that they charge the poor too high. I wish that there was some law made to compel them to let it to the poor at a lower price.

7955. What do they charge?—Some 12 l. and from that to 6 l., according to the quality of the land, the Irish acre.

7956. You say that 260 stones is the average of the first crop; does the produce fall off much in the next crop of wheat that comes?—Not much indeed; not perhaps 15 stones.

7957. In those three counties that you know is there a good deal of land not brought into cultivation which will bear, in your opinion, this quantity of wheat?—Indeed there is.

7958. The growing of wheat is rapidly spreading?—Rapidly spreading and increasing, particularly in the poorer parts of the counties.

7959. Is there much facility of exporting wheat from those tracts of country which you are describing to the English market?—Every facility; they send it to Limerick and to Cork; there are plenty of stores, and corn merchants there to buy it.

7960. Does wheat grown in those counties find its way to the English market generally?—Yes, except what is used by the large mills in that country.

7961. Is the milling trade increasing in those counties?—No; I do not see any new mills building within the last five years that are of any note at all, but there are many flour mills built for several years.

7962. Are they doing well?—Very well.

7963. To whom do they send their flour?—The factors in Liverpool and Bristol and in Dublin; there is great consumption of flour in Dublin.

7964. The greater part of this flour finds its way to England, does it?—A great deal of it.

7965. Is the consumption increasing in those counties themselves?—Indeed I think it is a little increasing, but not very much; there are the cities of Limerick and Cork are a good deal increased in size, and of course they make use of more bread in consequence of this increase.

7966. Do the peasantry or working farmers use wheaten bread at all?—Never, except two days in the year for the peasantry.

7967. What are those days?—Christmas-day and Easter Sunday; I mean the peasantry, the poorer labourers.

7968. What do they live upon?—Potatoes and milk.

7969. Nothing else?—Nothing else, and they have the misfortune of not having half milk.

7970. While the growth of corn is increasing in those counties, are there fewer cattle produced now than heretofore?—There are fewer cattle, because the corn is more certain for making the rent than the cattle are.

7971. As the grass land is broken up, and the growth of wheat increased since then, as the corn is more certain for making rent than cattle used to be, has the condition of the farmer improved?—Indeed I think it is improving.

7972. Have rents risen since this improved cultivation has been introduced?—That depends upon the landlord; I hold two farms from an English landlord, and he gives it me for its value, and it all depends upon the landlord or the agent; some charge very high, and others never publish the land; the moment that a landlord publishes it at a church-door or chapel-door, or in the newspaper, there is a great competition in Ireland, people are so desirous of having land.

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7973. Who publish land most, the resident or the absent landlords?—In both cases it is done. Mr. John M^o Mahon.

7974. Is there no difference between the two?—Some do it that are non-resident, and some do it that are resident, and others will not do it at all, but write to their agent to have a fair valuation of the land made, and to give it to the tenant without having any introduction of the canting system at all.

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7975. Then you could not say which advertised land most?—No; I find a resident landlord very often tells his steward to value the land, and I find two resident landlords quite different from him, so that I could not lay down any fixed criterion for that.

7976. Do they or do they not do it in general?—They are very much off of it, I am glad to say, and they are getting out of that canting system very much.

7977. Since this growth of wheat became more general, and, as you say, the payment more certain in consequence, has the landlord raised his rent generally upon this land?—That depends upon the termination of a lease in Ireland; we generally have 21 years' lease, and 31 years', and leases for lives, and when the lease expires with the tenant he has a rise rent put on it then for a new term.

7978. A 21 years' lease just expired would be let in 1812, generally speaking; in those leases that were granted in 1812 that have just fallen in has the rent been raised?—Those leases that were made in 1812 had to come down, in 1820 and 1821, to nearly half what they were let in 1812; that was the effect of war prices; every landlord had to reduce them to nearly half, or take the lands into his own hand.

7979. Throughout those three counties of which you speak, what should you say had been the reduction of rent since the war?—In the lands that were let from 1806 to 1814 there was at least a third reduction, but in many cases half.

7980. Of lands that were let between 1822 and 1827, have the rents been able to stand?—The rents are standing.

7981. Supposing prices continue steadily what they have been for the last 12 months, can those rents, in your opinion, be maintained in Ireland?—I think they can; we have no depression in anything to signify only in the article of pork, because it has not been open for the last two months, but that has got exceedingly low.

7982. Cattle have been selling well, have they not?—Very well, and there is a very fair price for cattle.

7983. Though the price of corn has been low, is the Committee to understand that the produce has been increasing?—Certainly.

7984. From better management, and from the application of manure?—Certainly.

7985. Is the demand for cattle for the English market great in those districts?—It is very great.

7986. And constant?—And constant: the export of young cattle we have more demand for this year than I have seen for these three or four years.

7987. So that while your grass land is decreasing, and your stock of cattle diminishing, your demand is increasing?—I think so.

7988. Is the price kept up?—Yes.

7989. With regard to the condition of the farmer, is his condition improving or not; is it better now than it was four or five years ago?—I think it is better than it was four or five years ago; but the condition of the poor labourer is growing worse; but the farmer, I think, is as well as he was four or five years ago.

7990. In what respect is the condition of the labourer becoming worse?—Because he has no employment.

7991. The Committee understand you to say, that in the grass land there was no labour, and upon being broken up the land was more extensively cultivated; does that not increase the demand for labour?—Not very much; because, for instance, I with my two boys will get through all this in the spring, with the ploughing.

7992. Before the land was broken up there was no ploughing necessary; while the land remained unbroken no labour whatever was bestowed upon it?—No labour.

7993. It is now in the progress of being broken up, and some labour is bestowed upon it?—Yes, in the cutting of corn and in the digging of potatoes; that is all the labour that I have to pay for.

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7994. Whatever labour there is bestowed upon it now is additional labour?

—Yes.

7995. Then must there not be an increased demand for labourers?—It does not give them but a fortnight's work half-yearly; that is the utmost that it gives a poor labourer.

7996. How is it that their condition is getting worse, when, if anything, there must be an additional demand for labour?—We have no labour to give them; we do it all with horses, except cutting the corn and cutting the meadows; that is all the labour; and in digging potatoes.

7997. You never clear your land?—We are not very nice in that; but we have boys, and so on, that do it.

7998. In what respect is the condition of the labourer worse?—In not having employment.

7999. Is his food more scanty than it was?—Many have told me that they would be the happiest people that there could be in the world if they could have employment six months in the year at 8 *d.* a day.

8000. What is the rate of wages now in your neighbourhood for an able-bodied man?—Eightpence a day is all we give now; but they get their breakfast and dinner from some, but all will not give it them.

8001. Have all those labourers little patches of land of their own?—Yes.

8002. How much?—Generally an acre.

8003. What do they pay?—A fortunate man will have to pay from 5 *l.* to 8 *l.* for it and the cabin, and will have to sell his pig to pay his rent.

8004. Then the condition of the Irish labourer is this: he occupies his cabin and about an acre of land, for which he pays from 5 *l.* to 8 *l.* an acre, and when he can get work he gets about 8 *d.* a day for it?—Yes.

8005. How many months a year may he have work?—Very few; some may employ him four months in the year; it depends upon the farmer, and whether he has sons who are expert to manage the horses.

8006. Do they come over to England much in the hay-making time?—No, they are too far to the west; I believe they come from the county of Cork.

8007. In your neighbourhood they do not come to England?—Not from the counties of Clare, Kerry and Limerick; I think very few.

8008. Has any desire to emigrate appeared among them?—Yes, numbers of them have emigrated from my county.

8009. When did that desire to emigrate first begin?—They had the greatest wish to emigrate if they could only muster 3 *l.* or 4 *l.*

8010. Is that increasing among them?—It is increasing, except some have had reports of the cholera being violent in America; some of them are beginning to hesitate.

8011. The fear of the cholera has checked them?—Yes.

8012. Generally speaking, who have gone; the poorest, or those with little capital?—There were a description of them that had a little capital; several of them have gone from the county of Limerick that had a little capital.

8013. Where the poor labourers have emigrated what has become of the cabins of those that have gone; have they been left standing?—They have fallen to the ground; the farmers have pulled them down.

8014. What became of the acre of land; was it let to another man?—No, the landlord took it into his own hands.

8015. It was not let to another occupier?—Not generally.

8016. Has the effect of emigration been to diminish the population in the county?—No, not much, we hardly miss them; but still it is some little relief.

8017. Then another cabin sprung up as soon almost as the other was pulled down?—They will endeavour to do it as much as they can.

8018. It has not much effect in your neighbourhood?—No; because there are many marriages, the females at the age of 16 or 17 years, in a continual succession of poverty.

8019. What has been the effect of persons of capital emigrating; has that had the tendency to make your county rich or poor?—I do not think it is much felt there, because the capital has been small, 50 *l.* or 60 *l.* or 80 *l.*, and they have generally neighbours and friends that are able to purchase of them, and take up their place, and they engage in that kind of way.

8020. Should you say in those three counties, you being an elderly gentleman, and having known them long, that there is more capital in those three counties now than

than there was 10 or 20 years ago?—I think there is more capital, at least there is more exertion; there are better horses, better carts and cars, and better roads. The Act of Parliament, 23 years ago, that gave us the power of making mail-coach roads through Ireland has infinitely served those three counties, by broad roads being made through them.

8021. Though the two principal turnpike-roads have been made good, are there any branches opening from them into the different districts of the county?—Our roads are kept in good repair by our grand juries, they levy a tax upon us for keeping the roads in good repair, and the roads are kept in good repair in consequence.

8022. Are the communications opening round those great roads?—They are all good communications, except in some districts of mountain (but those have been opened by Government) in the county of Kerry and the western part of the county of Cork.

8023. That was done with public money?—That was done with public money, repaid by those counties by instalments.

8024. Do the proprietors expend any money in the improvement of their estates, in making roads or in improving the farm-buildings upon their estates; is there much outlay of capital?—No, I know only two properties, but they are the properties of Englishmen, who have allowed their tenantry for slating their houses to make them respectable in appearance, but those are English landlords. I do not recollect many instances of Irish landlords doing it but one.

8025. Do the landlords resident in England improve their estates more than the resident landlords?—Yes; they give their lands to the tenants at a fair value, and the tenants keep it in good order.

8026. Which spend most in the permanent improvement of the lands, the absent or the resident landlord?—Some improve them, and some do not; there are some of both parties who improve; in a great measure, with the absentee, it depends upon his Irish agent; if he is a humane good Irish agent, the tenants will feel that they ought to act better; but, I am sorry to say, in general that is not the case.

8027. You said that the English landlords generally slated the houses of their tenants?—They have done it, and they are much better landlords than the Irish landlords.

8028. Generally speaking, the landlords resident in England are the better landlords of the two?—Indeed they are, so far as my experience goes.

8029. And spend as much money upon their estates, in proportion to what they draw from them, as the resident landlords?—They encourage building good houses for them, but there is no other expenditure than that.

8030. That is all they spend upon the estates?—Yes.

8031. Do they make roads?—No, I have not heard of any making roads, because our grand jury laws are so well founded for making us pay taxes for the whole roads.

8032. Are tithes compounded much in your neighbourhood?—They are in the parishes near me, but all Kerry is gone into it two or three years ago, and many parishes about me have compounded two or three years ago, and now the Government have sent out Commissioners where the composition was not before gone into.

8033. The grass land was not subject to tithe under the agistment?—It was not.

8034. When it was brought into cultivation for wheat it is subject to tithe?—Yes.

8035. Has the composition taken place lately?—Yes; in some parishes two years ago, and to the parishes that remain, by order of Government, they have sent Commissioners to value them.

8036. Under the Act of last year?—Yes.

8037. Are the landlords likely to come in under the 15 per cent., or not?—I do not know that.

8038. Have many come in under the 15 per cent. in your neighbourhood?—No, I do not hear of any; they have no opportunity; the parish that I live in I know we had to send word to the clergyman's representative; he employed a man to receive the compounded tithes, and most of the parish paid a year's tithe, due the 1st of May last.

8039. Do you think if the mode were extended, and 15 per cent. offered to the landlords, the landlords would come in and take the composition?—I think they ought for quietness sake; it would be my opinion that they ought.

8040. Is

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8040. Is it not their interest to do it?—I think it is.

8041. If the growth of corn is spread, and the land that is not subject to agistment will under the growing of the corn cultivation become subject to tithe, is it not their interest, contemplating such conversion of land, to come under composition?—I think it is the interest of all gentlemen to come under it.

8042. You think it is the interest of the landlords to take the composition with 15 per cent.?—They ought to do it for quietness sake. I have 108 acres where I live, and I paid for tithes 8*l.*, and then 6*l.*; I have got under composition, and I have it for 3*l.* 17*s.* 8½*d.*

8043. Permanently?—Yes, for 21 years; I never had it for years with more tillage upon it than this year and last year.

8044. Supposing the tithe were to be taken up in kind, what would it be worth to you?—Fourteen shillings the acre was charged for potatoes, and the same for wheat, and 8*s.* for oats, and so on; if it was taken up in kind I would not like that at all, because I would be a sufferer by it.

8045. You pay 3*l.* 17*s.* 8½*d.*; how much would that amount to strictly?—If taken strictly, by some clergymen it would amount to 14*l.* and with other clergymen it would amount to 10*l.*; we find a great difference between the gentlemen; some gentlemen will act very mildly with the people.

8046. Is the lay impropriator more gentle in collecting tithes in Ireland than the parson?—The lay impropriators in my neighbourhood I find rather severer than the clergymen.

8047. This composition of 3*l.* 17*s.* of yours is with a clergyman?—Yes.

8048. Do you know many cases where tithe is taken in kind?—There is no case now, they are all getting under the composition; there is no case within my knowledge.

8049. What were the cases that you allude to where the tithes would have been 14*l.* if taken in kind?—If a lay impropriator that lived in the next parish to me were to send his proctor to value my land I would have to pay 14*l.*, but it has got under the composition.

8050. If the composition for tithes throughout Ireland were universal, would it, in your opinion, give comfort and peace to that country?—I think it would; I think in a great measure it rests with the landlord to take it up twice a year, and collect it.

8051. If the tithe were commuted, and the landlord took 15 per cent., and collected it in the shape of rent, and no longer in the shape of tithe, you think that would be a very great improvement?—Indeed I think it would.

8052. You have stated that the cottages with about an acre of ground pay rents of 5*l.* to 8*l.*?—They do in most cases, except in the mountainous districts.

8053. Is that rent pretty generally collected?—Yes, and they give labour where the landlord will take labour from them, and they must sell a little pig or two to make up the balance.

8054. In fact, does the landowner collect those rents pretty generally?—Indeed he does.

8055. Does he get paid?—He is paid in some shape or another.

8056. How is it possible for the man having but 8*d.* a day, and that only for one-third of the year, to pay 5*l.* or 8*l.* a year for his cottage and garden?—He must in some way do it; they live upon their potatoes and a little salt.

8057. Does he sell any part of the produce of this acre?—He may have half an acre after the first year with wheat.

8058. And that he sells?—He buys according to his family, and he may cultivate half an acre or a quarter, and he will sell that half acre of wheat to help him on.

8059. Is this fine land on the banks of the Shannon much subdivided?—The fine lands are not much subdivided; the heavy lands are subdivided.

8060. What is the size of those farms?—They are subdivided into 20 acres, 30 acres, 50 acres, perhaps from that to 100.

8061. Have they been more subdivided lately?—They were wonderfully subdivided before the Act passed, but I do not see much subdividing since; they were subdividing at the time of the war between their children and grandchildren.

8062. Is the process of what is called clearing estates going on?—No.

8063. It is not in operation at all?—No.

8064. Has it been so?—No, I do not know; there was a nobleman that gave 8*l.* or 10*l.* to families that wished to go off to America, and there were a few in that way, but not many.

8065. What

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8065. What has the resident proprietor done in those cases; has he pulled down the cottages?—Some proprietors have enlarged their farms, and added them to the next. Mr. John Mc Mahon.

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8066. Has that been done to a great extent?—No great extent.

8067. Has it stopped?—No; wherever they can get rid of a cottage, or a farmer of 20 or 30 acres, they add it to the next farm, and agree with the next man.

8068. Do the people of the neighbourhood like this, or dislike it?—It is a mere voluntary act of their own; there is no compulsion; and therefore I do not hear anything said for or against it.

8069. They do not mark any displeasure to the little farm being added to the greater farm, and not being let again to the small occupier?—No; I did not hear any displeasure.

8070. They do not resist it with the farmers?—No; but it is quite different in the county of Kilkenny. I read, by our newspapers, the report of a man in Kilkenny who owed his landlord two years' rent, and he sent and distrained for it, and turned him off, and the tenant who got in they came and shot him at night for taking that.

8071. Is that going on in the county of Kilkenny?—It was.

8072. Till when?—Till the coercive Bill passed; we do not read of anything now in the newspapers like that.

8073. It went on till the last few months?—I have not heard anything in the last two months of shooting people.

8074. Does the land, when it is laid together by small tenants having quitted it, and the landlord having put it into larger farms, produce the same quantity of rent that it did when it was subdivided?—That entirely rests with the landlord; I think in most cases he will look to the same rent.

8075. Eight pounds an acre?—No, not for 20 or 30 acres; that is only mere con-acre and a cabin.

8076. When this land is thrown together do you think it provides more labour for persons?—No, not more labour.

8077. In the larger farms is there more labour than in the smaller?—There is something more, but not equal to the extraordinary mass of labourers that we have.

8078. Do you think a greater quantity of labour is employed in those lands which are broken up for corn cultivation than was formerly employed upon them for feeding cattle?—There is more labour certainly, but the farmers are so expert with horses and ploughs, that they do it themselves.

8079. Are you acquainted with Newcastle and Abbeyfeale?—I am.

8080. You said that you thought that the condition of the lower orders was worse than it was formerly?—I think that the people in cabins are worse.

8081. In going through that country, do you find that the people are better dressed than they were before?—Yes, but the clothes are extremely cheap with the people, particularly with the women.

8082. They are better dressed?—Yes; and there is a fine road there, which the Government have made.

8083. Do you think it arises from that road?—There is great civilization introduced to the mountains there by it.

8084. Are you acquainted with the west part of the highland districts of Kerry?—Yes, I have travelled through it.

8085. Are not the farms there very small?—Very small in the valleys along the river.

8086. What should you say was the general size of the farms there?—I think they are very small along the rivers Roughly and Kenmare, and along the valley to the east.

8087. What size should you say was the average?—I do not think the farms are more than from six to ten acres.

8088. Do you think the condition of the people in that part of the country is improving?—They appeared to me to be very decent persons when I went through that county, very decent and comfortable in their appearance.

8089. Going through those small towns, have you observed a great increase, or any increase, in the number of bakers' shops?—There is a great increase in the last 30 years of the bakers' shops.

8090. For the last 10 years?—For the last 10 years; the towns have increased; the smallest towns are rather on the increase; they have been so for these 10 years.

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8091. Do you judge from that that the lower orders eat more bread than they did?—The middling classes, such as those of 10 or 20 acres, eat more bread than they did, but the peasant does not catch bread.

8092. The farmers do not live so entirely upon potatoes and milk as they did in former years?—No, they do not; a good many of them use bread for breakfast and their wives.

8093. You said you thought the labourers were worse off now than they were five years ago?—They are in a wretched way.

8094. They do not get regular employment?—No, they do not.

8095. Do you remember the time from 1806 to 1814, when the rents were very high; do you think the labourers had better employment then than they have now?—They were much better off, for they had 3 *l.* a hundred for their pig or two, and they had a very high price for their pig, upon which the labourers depend very much.

8096. You think that the labourers in those years, from 1806 to 1814, were in a better condition than they have been since?—That is my opinion.

8097. Do you think there was more employment then than there is now?—Yes, and a better price for their pig, which is the only support that the poor labourer has. The farmers got so wealthy, that they did not put their hands to the plough, but employed other people to do their work; and not only the price of the pig has fallen, but the price of the con-acre nearly continues the same.

8098. It has not fallen to the poor people?—No, not to the very poor, but to the farmer it has fallen.

8099. The farmers had no end to the employment of labourers in those high times?—No.

8100. You said they were not very nice in cleaning the land with you now?—No.

8101. Did they clean it better in the high times?—No; they have not got much into the habit of cleaning it yet, except about the towns.

8102. In what way was it in the high times that a farmer employed more labour than he does now?—Because he is now working himself and his children; when he got such enormous prices he employed the people all about him; he got 3 *s.* a stone for wheat, and 6 *l.* a cwt. for his butter.

8103. Since that time the poverty of the farmer has made him work harder than formerly?—Yes.

8104. And therefore his condition is not so good as it was?—Not so good as it was in war times.

8105. Has the navigation of the Shannon been improved of late years?—We have a steam-packet plying upon it.

8106. Has money been expended in improving the river, in making its navigation more convenient, of late years?—There has from Limerick to Dublin; but I have no knowledge of that sort; I preferred taking the coach to Dublin to going by the canal boat.

8107. Is it owing to these improvements that the manure of the lands has taken place?—There was no manure from Limerick to Loopes Head at all but sea sand.

8108. Is the use of sea sand as manure a new discovery?—It is rather a new discovery; for several miles, for the last five years, they are using it, but people did not see the effect of it previous thereto.

8109. You speak of a great deal of grass land that has been broken up in consequence of farmers finding it easier to pay rent by cultivating corn than by keeping cattle; if corn should fall in price could that land be laid down with advantage?—I think it could; if it fell under 1 *s.* a stone it must be laid down.

8110. Would that land be as good as it was before it was broken up for pasture?—Yes, it would.

8111. How many years would it take to make it so?—It is merely to manure it; I lay down land myself very highly manured after the crop of wheat, without putting barley, oats or anything else, and I think if it is very well manured it would be good grass land.

8112. How long will it be before it becomes as good land as it was when it was broken up?—By laying it down in good heart, in three years it will return to it.

8113. That will be as good as the old pasture land?—Yes.

8114. In what way do you lay it down?—In wheat, broad-cast ridges, sometimes with grass seeds.

8115. Does not that wear out in the course of a few years?—No; we sometimes

times do it for two years, and give it a heavy top-dressing, and then pasture it with, or live stock it, until it is in thorough heart, in three years' time.

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8116. Is not that a very different pasture from the old pasture of the country that you break up?—That becomes a kinder pasture than the old pasture.

8117. Do you consider your acre of the old clover pasture, which you describe, to be equal in produce to the acre of the old pasture feeding grounds before they were broken up?—Yes; by having a crop off it and top-dressing it, and by feeding it with sheep, it will come into good heart, and be good pasture land in three years.

8118. Will it make a beast as fat as it did before?—Yes.

8119. Does not the grass disappear?—Yes, but the natural grass comes up again.

8120. You think then that, taking the description of grass land that has been cultivated for corn, laying that down it will grow to a better herbage than it was before?—Yes; the coarse herbage will be much improved by laying it down with sea sand in the wet ground, or with lime in the dry ground.

8121. You have spoken of some of the rich pasture land; will that richer pasture land go back to the same pasture land that it was before?—Yes, if laid down in prime heart.

8122. You think in a very few years that would be as good an herbage as it was before it was broken up?—It would be kinder herbage.

8123. If you broke up the best land on the banks of the Shannon, and were not to sow it with seeds, would not the finest grasses spring up of themselves?—They would, but they would not be so productive for a year or two, but in the course of three years; it would be more lasting.

8124. And that grass would be of the finest quality?—Yes.

8125. You stated that the wages of a labourer were 8 *d.* a day?—Yes.

8126. Are those wages paid in money?—In money; or he may have a little bit of tillage ground from the farmer.

8127. Is it the usual practice to pay them in money?—The pay is in money; but when they have dealings with the farmers they have to pay the farmer money back for their potato land.

8128. Then the wages are taken off for the rent of the potato land?—Yes, sometimes.

8129. Is there any mode in which the labourer may receive no payment in money?—Yes.

8130. On leasehold property has the leaseholder for 21 years, of Church land, for instance, the right of letting that land in con-acre?—He has; there is no clause that I am aware of to restrict it, provided he does not burn it.

8131. Excepting the reservation of not burning, the leaseholder may sub-let the land he holds under lease in con-acre?—He may sub-let in con-acre: they were very much in dread when the Sub-letting Act was passed that they were restricted from letting land in small parcels to the poor; now no landlords take advantage of that, where they saw that it was only for the convenience of the poor that those small lots were given to them; I do not recollect a landlord taking advantage of that.

8132. Are there many cases of clearing the estates and turning out the small holders, and changing them to large farms, without the landlords taking care to find means of emigration for the tenants so turned out?—I have known one English landlord where his agent gave 5 *l.* a piece to two or three poor people.

8133. Do you know many cases where they have given them nothing?—I have known a nobleman in my country who did give some, and offered to several others, but they did not accept it; he told me himself that he would give 5 *l.* or 10 *l.* to every family that would go.

8134. Do you know any cases where no means of emigration have been given to tenants and they have been turned out of their tenements?—No, I have known none.

8135. It would not be very easy to do it, would it?—Yes; we read in our newspapers that some attempt of the kind was made in Leinster, but I do not know how it succeeded.

8136. In the three counties that you speak of the Sub-letting Act has not been carried into operation on an extensive scale?—No, it was not, except by gentlemen; they have not subdivided, except in the tillage ground.

8137. Do

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8137. Do you think the number of your labouring people have much increased?

—Yes.

8138. And is increasing?—And is increasing.

8139. You say a very small proportion of those find employment; what do those who find no employment at all live on?—They get some little employment. In my own knowledge last October I had about 10 acres of potato ground; half was white and half was red; the white potatoes were a fortnight earlier fit for digging than the red potatoes, and I mentioned to 12 or 15 people that I would want them for some days. Upon my word and credit, there were nearly 40 people came in October, before day, some a distance of two miles. I dug all my white potatoes up in three days, and I offered them payment; one and all said they would be sorry to take it till the other potatoes were ready, in order to get three days more with the other potatoes; they would not take payment in order to secure the labour for the other potatoes.

8140. Are there any of them that get no employment?—Very few; they may get a little in the summer in the villages about them; they have a wretched existence of that kind.

8141. Do any of them perish from want?—No.

8142. You know no such instance?—No; in the year 1822 we had some few instances in the county of Galway, but the Irish are more humane than to let them perish, and the English assistance was a great relief.

8143. Is nothing ever raised by general subscription or general contribution for their relief?—Frequently; for years together we have had to raise money in the different parishes in my neighbourhood by subscription.

8144. Was that voluntary subscription?—Voluntary subscription, by a committee, appointed in the parish, of four or five.

8145. Did everybody, or nearly everybody, subscribe?—Not above 20 in the parish; but this committee have written to the proprietors of the parish, whether in England or wherever they were, and they send some 20 *l.* or so.

8146. Is it common in parishes that every year there is some subscription of that sort?—No; not last year; that was a most plentiful year, and this year is a most plentiful year of potatoes; potatoes is the only crop that they care about in Ireland; scarcity occurs only when the potato crop fails.

8147. What is the condition of the produce of this year?—Very good; we got the rain in the time we needed it.

8148. You have every prospect of a most abundant harvest?—Yes.

8149. You say that the labourer grows wheat on his acre of land?—Yes.

8150. How does he cultivate it?—He digs it, and his farmer may send his plough for one day to him.

8151. What does he do with his wheat; does he thrash it out?—Yes, and takes it to market.

8152. How does he take it to market?—The farmer takes it for him.

8153. You said he paid 5 *l.* or 8 *l.* for his cottage and his acre; who builds the cottage?—In some cases the landlord builds it if he wants a labourer, but in other cases the labourer builds his own cabin.

8154. What is the largest farmer in Ireland?—A man having 80 or 100 acres.

8155. What capital would be necessary to carry on a farm of that sort, of 80 or 100 acres?—The capital is very limited with very many of them; it would require about 300 *l.* in fact.

8156. Are those the largest farms?—Except the feeders; the feeders have large tracts of rich pasture.

8157. How large are those farms?—Some are 200 acres, and some are 300 acres.

8158. Those would require a capital of 2,000 *l.* or 3,000 *l.*?—Yes; they are gentlemen in the country who keep them.

8159. Are there many of those?—Yes, many in Limerick, and some of them are magistrates who hold large tracts.

8160. Take the finest description of land; how many years' purchase would it sell for?—Lands in Ireland seldom go beyond 20 years', that is, if the value of the day be put upon it, except where there was a handsome domain; it may go to 20 or 30 years', if a fancy was taken to the house.

8161. Have many of those farmers emigrated who farmed from 20 acres to 100 acres?—None at all hardly.

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8162. If prices were to advance again at the rate at which you remember them, between 1806 and 1814, would not the labourers be in a much better condition?—Yes.

8163. They would be very happy if they could get six months' employment in the year?—Yes, they have told me so.

8164. They would attain that if prices were as high as they were from 1806 to 1814?—Yes.

8165. Has there been much expenditure on Government roads in Ireland?—There was a road from Newcastle in Ireland to Abbeyfeale and Castle Island, and another road is making from Castle Island to Newmarket in the county of Cork.

8166. Have those roads a tendency to increase the cultivation of land?—Very much, for I saw on Abbeyfeale road lime brought six or eight miles from the lime districts of the country.

8167. Have they had a tendency to increase the small villages by the size of the roads and their improvement?—Very much so.

8168. Probably that increase of bakers' shops that you spoke of in the district would arise a great deal from the improvement of those roads?—Yes, and the great thoroughfare for passengers.

8169. You have stated that the labourer is very often obliged to sell his pig; was he always obliged to do it?—As for the labourer in Ireland ever being able to fatten up a pig for his own use, there is no such thing, and never was, to my knowledge, but obliged to sell it.

8170. In places where there is no sea sand to be got, and no new kind of manure, how are the tenants supplied?—If they can come at limestone, if it is within six miles of them, they will draw limestone.

8171. Why do they draw limestone?—They have got an anxiety for it, from the good returns of the tillage.

8172. You said there had been a great breaking up of tillage within the last five years; what do you think induced them to make improvements in their cultivation?—When they knew the price of wheat, of corn. A farmer having, suppose eight cows, he would rather reduce them to six, and till the rest, and have as much produce from the reduction; he will have 20 *l.* in place of 8 *l.* made; of butter he would have 20 *l.*, and from the reduction of the cows 8 *l.*

8173. Was not the price higher from 1806 to 1814 than now?—Yes.

8174. How did it happen that they never thought of breaking up their land then?—They did not understand the system of cultivation and ploughing as they do now.

8175. Do you think the lands are too highly rented?—A good deal of them.

8176. When a man is very highly rented, does not he still keep the land if he can get a rate of profit?—Yes, he will endeavour to support his family by it.

8177. Do you think the great breaking up of the tillage land within the last five or six years has been in consequence of the pressure of rents upon the tenants?—That has added to it, I am sure.

8178. At how many years' purchase will Church property sell in Ireland?—That will not bring more than from 10 to 11 years'.

8179. Do you speak of Church lease or of advowsons?—I mean Church property. I am under-tenant of bishop's lands.

8180. Supposing a parish producing 500 *l.* a year in tithes, what would be the value of that parish; supposing those tithes were sold, how many years' purchase would be given for it?—I think there ought to be 10 years' purchase given at least for a bishop's lease.

8181. Take a bishop's lease which was renewed last year, what would be the years' purchase for it?—From 10 to 11 is the rate we have; in some instances 12 may be given.

8182. Is the fine paid the year before deducted, or included in that?—The fine is paid by the man that has had the lease, and mostly there are renewals every year.

8183. Have you given 12 years' purchase in addition to the fine?—The person pays the fine this year, and I purchase after he has paid the fine; I am a year in possession before I have any fine to pay for my 12 years' purchase.

8184. Is it subject to quit-rent?—Yes.

8185. Supposing that you paid 12 years' purchase, and the next year you had to renew, how much have you to pay per acre, in addition to that, each year?—That depends upon the examination of the property; I did not calculate it in that way.

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8186. Supposing you paid 2,000 *l.* the first year for the renewal of the bishop's lease, what rent should you have to pay next year, in addition to your renewal fine?—The renewal fine I believe generally in Ireland; there is a nominal rent paid him, but the renewal fine is perhaps three or four times that.

8187. The renewal fine includes the rent?—It does; that is the 12 years' purchase.

8188. In case of a Church lease, how many years' purchase will be put upon it, supposing it to be renewed the preceding year?—From 11 to 12 years.

8189. That will be the value of the years' purchase?—Yes; but I scarcely recollect any instance of a lay impropriator selling at all.

8190. You say that you pay 11 or 12 years' purchase; if the Committee understand right, on this bishop's lease the same sum is paid every year?—The renewal fine is the same; the same nominal rent is paid with it.

8191. Supposing the value of the property to be 100 *l.* a year, what sum will be annually paid as the renewal fine?—We have no fixed proportion for that; those are for many years settled; and I believe different persons have different modes of settling. I do not recollect any settled mode of managing that.

8192. What is the common proportion of the fine; take any case that you know, where the property is worth 100 *l.*; what should you think would be the renewal fine?—Where I live is on a bishop's land, and the land was purchased of a nobleman, and I know that the nominal rent is 63 *l.* Irish, and the renewal fine is 158 *l.*

8193. Payable every year?—Payable every year.

8194. Supposing you wished to let that to a tenant, what do think you would get from a good tenant for that for which 221 *l.* is paid yearly?—That leaves a profit of 550 *l.*; the land is let for 770 *l.*; where the bishop's next tenant has sold them for 5,500 *l.*, that would be about 10 years' purchase.

8195. Why is this property, which is renewed every year, not worth as much as the fee-simple?—They cannot be taken at all in the same light.

8196. Why?—Because the bishop need not renew unless he chooses.

8197. Is there any instance of his not renewing?—There was an instance, but the bishop changed his mind afterwards.

8198. Within your knowledge, has it been the case that bishops have refused to renew?—No, but they have sometimes threatened to do it.

8199. But you do not know of its having been done?—Not in the counties that I am acquainted with.

8200. The fine and rent always remain the same?—Yes.

8201. If that land were renewed for ever for 221 *l.* a year, then instead of 5,500 *l.* it would have been worth 2,000 *l.* in Ireland?—Yes, but we do not consider it at all in the light of a fee-simple.

8202. At how many years' purchase would fee-simple land of the same quality sell in Ireland?—Twenty years' purchase.

8203. Therefore the price for fee-simple would be double?—Yes.

8204. Did land ever sell for a greater number of years' purchase in Ireland than it does at present?—I do not recollect that it did.

8205. In the years 1813 and 1814, in the high prices, did not land sell for a greater number of years' purchase than at the present time?—I do not recollect that it did.

8206. It never sold better than it will at this moment?—I do not think it did; I see them every day in the market; there may have been some little tardiness last year in laying out capital when people got a little disturbed.

8207. You think last year there was a little tardiness in laying out capital?—Yes.

8208. To what do you ascribe that?—Only to the disturbed state of the country in Leinster.

8209. You state that a fee-simple property is worth 20 years' purchase?—Yes.

8210. And Church leases are worth 10 years' purchase?—From 10 to 12.

8211. Would it not be worth while for a person holding a Church lease to give 10 years' purchase to make it fee-simple?—If there be an Act passed to that effect, but I am not aware of it.

8212. This that you mention which you have was rather a cheap purchase?—It was; the person purchased a great deal more.

8213. In this Church lease which was sold for 5,500 *l.*, would not the person who purchased it think himself very hardly dealt by if the bishop had claimed any additional

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additional fee?—He would ; but he takes that risk in the purchase, if the bishop claimed any addition, but I do not recollect any instance of that.

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8214. Is it not so much the custom in the country that he does not, that it would be considered an extraordinary case if the bishop should say, I will not renew if you do not pay me 30 *l.* or 40 *l.* more fine?—It would be considered a hardship, and it would be laying down a very bad precedent.

8215. When were those fines settled ; how long ago, do you know?—No, I have no recollection when they were settled.

8216. Therefore it would make great outcry if any attempt was made to change them?—It would.

8217. In those circumstances, why is not Church land nearly as good as a freehold of ground not under the Church subject always to the same amount of payment?—It is the same as freehold now, by the late Act, which renders freehold some bishops' leases.

8218. But since the custom has been so invariable, and has been so seldom departed from that it would be an act of great unpopularity in the country, may not the man who holds it consider it almost as secure a property as if there was no power of advancing the fine?—Indeed it seldom happens that it is ever deviated from, in my recollection.

8219. Therefore would not the proprietor think it a great hardship to pay six years' purchase for the purpose of securing himself against that which so seldom happens?—He looks to his posterity ; and I will state how it happens : a foolish son may have 500 *l.* or 600 *l.* in Church lands, and he may not renew ; the fee-simple is what we like to have ; a person must be very foolish if he loses that ; and that creates the entire difference in that point between the Church land and the fee-simple.

8220. So that he would give that more to secure himself against his own posterity than to secure himself against the Church?—He would be in dread that his children and grandchildren might suffer a loss of the property from mismanagement or not paying the fine.

8221. Is it your belief, in fact, that a person holding that property will readily give six years' more purchase in order to convert it into fee-simple?—Yes ; that is considered a much more honourable estate in Ireland ; I may say that we are in Ireland a proud people in some degree, and the fee-simple makes a man very proud and honourable.

8222. You think that a party would give six years' purchase in order to convert Church land into fee-simple?—Yes, always within my recollection.

8223. Are bishops' leases often in the market?—No, I do not hear of many.

8224. Have you never known an instance in your experience of a young bishop running his claim against his tenants?—No ; I have heard of it, but I have no practical proof of it.

8225. Supposing the case that you have just put, of a man from some circumstance or another not being able to renew, or allowing the renewal fines to run on for five or six years, that would bring it to a running out of the lease ; in that case would not the bishop require a larger fine for renewal after the five years than if it had been paid in each of those years?—Yes ; the law of the Church in Ireland gives him eight per cent.

8226. Upon the five years' fines?—Yes, so long as they are not paid.

8227. So that they would pay eight per cent. upon the five years' fines?—Yes ; but we had this thing done in my experience : I know three bishops within the last 40 years to be translated from one see to another, and one of those complained to me of a bad neighbour of mine not paying the fine, and said that he should enter him on the council-books, so as never to be renewed. He was translated to another see, and I will engage to say the renewal fines on heavy arrears were considerably reduced by the going out bishop, and he renewed for the tenant at his parting the diocese.

8228. Then the bishop has the power of entering on the council-books so as to prevent the renewal with a particular person?—He has.

8229. Is not that a reason why Church property is less valuable than fee-simple property?—Yes, that is one cause of it.

8230. It pays now 221 *l.* a year ; what would be given, supposing that this 221 *l.* was to remain in perpetuity as a charge upon it, as a security for you against any additional pay, or would you give anything?—Where it was subject to so much head-rent, I would not give more than 13 years' purchase.

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8231. Why, if you have 550 *l.* a year clear for ever, would you object to giving more than 13 years' purchase, when, if you could get other lands for 500 *l.* a year clear, you would pay 20 years' purchase?—In the hands of a careful man it would be as good as any other property, but the great danger is, that my child or grand-child would let it slip through his fingers, and not pay the renewal fine.

8232. You are now in possession of this leasehold that you have been describing?—Yes, only as under-tenant.

8233. How many years' purchase would you give for an entire freehold?—Two years' purchase more, subject to 221 *l.* annual payment, if I may extend it a little, for the honour of a certain perpetuity.

8234. You mean that you would give 13 years' purchase in that case?—Yes.

8235. What is the difference of value between freehold property and Church property?—The Church property is limited, but freehold property, that is fee-simple, is unlimited.

8236. Supposing Church property was precisely in the same position in which freehold property is, unlimited, would you give the same price for that as you would give for freehold property?—No, because the Church property paying head-rent; we have always a horror of that, and are willing to give five years' purchase more for a fee-simple estate than for any land that is subject to head-rent.

8237. Supposing them both to be in the same position, is there any difference between the one and the other?—Hitherto there was a great difference; what it may be in future I do not know.

8238. Have you been employed by bishops occasionally to value this description of property?—No, I was never employed by any bishop.

8239. In the case you have now given, supposing the bishop refuses to renew he would lose 158 *l.* annually for the next 21 years?—Yes.

8240. At the end of the 21 years he would come into possession of 770 *l.* a year?—Yes.

8241. Therefore if the party were to refuse to renew the bishop would come ultimately into the whole and entire value of the estate?—He would.

8242. Are not these bishops' leases an easy and certain payment?—Yes.

8243. As far as tenants are concerned, you consider it an easy species of tenure and certain?—I think bishops' lands are as good as any other, but then there is the desperate horror that people have of limited leases.

8244. Are the lands of bishops' leases as well cultivated as other lands?—They are cultivated worse; there are no improvements upon them, such as planting trees or building good houses. If you were to travel through 100 or 200 miles in Ireland you may know a bishop's property from fee-simple property from there not being any permanent improvements upon the bishop's property.

8245. You are acquainted of course with persons in the county holding those bishops' leases?—I am.

8246. Have you heard them express any opinion about the settlement that is proposed in Parliament respecting it, whether it is favourable to them or otherwise?—I have known many of them to state, instead of something to the contrary that appeared in our newspapers, that two years' purchase was full enough to pay in addition for a perpetuity; that was what they told me; this is what some of the tenants under the bishops said.

8247. Your county is a dairy county?—Great part of the county of Limerick is dairy.

8248. Supposing that a gentleman furnishes 20 cows to a dairy, at what rate does he charge the tenant for those cows at the present time?—They are different; that is according to the quality of the land; I get myself, but the quality of the ground is very good, 1½ cwt. of butter, and 40 *s.* horn-money for each cow.

8249. At the present price of butter what would that be each cow; would it be 5 *l.*?—It would be 7 *l.* 10 *s.*

8250. What do you include in the horn-money?—That sum made by the dairyman for the calves that he feeds, and the pigs that he fattens and takes to market; but there are other parts where there is but 1 cwt. of butter, and 30 *s.* horn-money.

8251. You get 7 *l.* 10 *s.* a cow?—Yes, but I must give the best quality; each cow gives six pottles of milk a day.

8252. What is the value of that land by the acre?—Three pounds an Irish acre.

8253. What is the price of butter in this present year?—It has in Limerick all along been in or about 4 *l.*, that is the first quality; but there is a second and third quality, which reduces it.

8254. Does

8254. Does the land that you speak of produce the first quality of butter?—The first and second. Mr. John Mc Mahon.

8255. What rent would you have got by that in 1810?—I seldom go beyond 9 *l.* or 9 *l.* odd. 20 June 1833.

8256. What was the price of butter at that time?—It sold at 6 *l.*

8257. Your rent then is higher now in proportion than it was in 1810?—Indeed I think it is rather higher, in the same proportion.

8258. What would that land be worth to sell in 1810?—Five guineas, and some went up so high as 7 *l.*; that was in Irish currency.

8259. What advantage do you give the tenant on the dairy farm; do you give him any land?—I myself give him two acres of potatoes, that is for 30 cows; I give him the grass of a lamb or a calf to the 1st of February with each cow.

8260. The grass of it?—Yes.

8261. Do the tenants mow the hay?—No; he cuts and secures the hay.

8262. Do you give him any oat ground; do you allow him to sow two acres of potatoes with oats?—No, he sows it with potatoes next year; I give him the potato ground and sow it with oats, and he rents it, unless he complains that it is not good enough; that is tillage.

8263. Do the Committee understand you that you, as landlord, let at 4 *l.* an acre to the tenant, and that you supply him with a cow, for which he pays at the rate of 7 *l.* a year?—That land will take two years' crop of wheat.

8264. The land lets at 4 *l.* an acre?—I will take the land for 3 *l.* an acre, and I suppose I make only 4 *l.*; I am sure I must have something for my capital invested.

8265. Do you find the cow to your tenant who occupies the land?—Yes, 20 or 30 dairy cows.

8266. Does he pay a rent for the cow in addition to the rent for the land?—No; he pays 1½ cwt. of butter, and 40 *s.* horn-money, and that is something about 7 *l.* 10 *s.*

8267. How much land is required to keep a cow the year round?—Of good quality, two acres; of a lighter quality it may take three, or three and a half.

8268. So that you have 1 *l.* 10 *s.* as the interest of your capital?—Yes; I provide empty casks for mine; others may make a harder bargain.

8269. Supposing you had invested 100 *l.* capital, how much per cent. will this profit be?—Indeed I think I may have 15 per cent., for if some of the cows remain strippers I shall have to renew them the next year.

8270. You say that the landlords supply the stock to the tenants, the cows; was that always the habit?—There are some cases in butter, but I do not know of many cases where the farmer must not supply a man's cows.

8271. You stated before that your Church lands are from 80 to 100 acres, and that it requires 300 *l.* to stock those farms?—Yes.

8272. When a farm of that kind falls vacant now is it easy to find a tenant to take it up with 300 *l.* capital?—It is very easy.

8273. Have you many men competing for those farms?—Yes, there are always men ready to take them.

8274. With that amount of capital?—Yes.

8275. You have said that the produce of the corn has threefold increased in the last 30 years?—Yes.

8276. Has it increased in the old lands, or has it increased by merely breaking up of fresh land?—It has not increased in the very rich land; the dairies so much as the lighter soil.

8277. Taking an acre of land that you knew between 1806 and 1814, which you think was in good cultivation then, will it bear more now than it did then?—I do not think that it may bear much more now, but we are in general better farmers and better ploughmen of all descriptions, ploughing ourselves with reins, instead of having a driver, and all those disadvantages that we were under.

8278. Is the land that was in cultivation between 1806 and 1814 in as good heart now as it was then?—There is a greater portion of the land tilled now of the lighter soil of the country.

8279. Is the land that was in tillage in better heart then or now?—I think any land that is laid down properly is in as good heart as it was; to lay it down in heart is after the second year to give a crop of heavy manure; it is a kinder land and sweeter herbage; it was mossy before.

8280. The question does not allude to the land laid down, but to the land that

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has been in constant tillage since 1810; is that district that has been in constant tillage for these number of years in as good heart as it was in 1810?—No, the deep rich soils were, but the very light limestone lands were not; there is a deficiency in the lands.

8281. Do you know anything about the banking system of Ireland?—Yes.

8282. Have you any branch banks?—We have, in Limerick and Kerry and Cork.

8283. How long have they been established?—They have been established seven or eight years now; I am not very accurate as to the date.

8284. Do you think that the existence of those banks has enabled the farmer to improve his mode of cultivation?—Indeed I think they are of the greatest service imaginable to Ireland.

8285. Do you think that their having been established seven or eight years ago has been one of the main causes of the improvement of farming in your district within the last five or six years?—Indeed they have very much assisted, because we had dreadful losses in the country banks some years before. I lost myself 70% or 80% from the country banks. Country banks in Ireland were the ruination of it, until these two banks, that is the Bank of Ireland and the Provincial Bank, were established.

8286. What is the clothing of the labourers in your part of Ireland; what do they wear?—They wear a frieze jacket.

8287. What is the price of frieze by the yard?—It is 1 s. 2 d.

8288. How many yards of frieze will make a coat for the labourer?—About five.

8289. Are they generally well clad?—Not well.

8290. Do they all wear shoes and stockings?—They do, most of them; but boys of 15 or 16 years you may see not wearing a shoe or stocking.

8291. In the hilly and mountain districts is that the case?—In the mountain districts there are great numbers of them bare-legged, men and women.

John Beresford Turner, Esq., called in; and Examined.

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8292. WHERE do you live?—At Brockmanton-hall, near Leominster, in Herefordshire.

8293. What is your engagement or profession?—I am farming land of my own.

8294. Have you acted as agent to any land proprietors now or formerly?—My late father was extensively occupied in valuing and settling purchases of estates, and I assisted him when about 20 to 25 years of age; with him and others I have been also largely engaged in the leather trade (tanning and dealing), also in malt and hops, as grower and dealer, and in the carpet trade, as manufacturer and vender, at Miles Hope, at Newcastle, Staffordshire, at Kidderminster, and at London, and now as farmer and miller, at Brockmanton. I have a water-mill, and much more land in hand than I like to occupy, because I cannot let them with any good prospect, and have therefore unfortunately some practical knowledge of mill building.

8295. Do you farm much land of your own?—About 400 acres; in fact, I have about 270 acres more on hand, which became untenanted this spring.

8296. How long have you been in the occupation of the 400 acres?—About 12 or 14 years.

8297. What is the general state of the farming interest in that county?—I consider that the farmers are very much impoverished, and the labourers are unemployed, except where the landlords exert themselves to make substantial improvements.

8298. Has that long been the condition of the farmer?—It has been gradually arising and increasing.

8299. Gradually reaching its present state?—Yes. I had a tenant this last spring whom I had indulged with three years' rent, and he was not able to pay and go on, but put me to great expense to obtain a part only.

8300. Do you think, generally speaking, farmers are as to solvency in the same state as this individual?—Certainly, a great many are, unless there is some particular circumstance, that they are near to a town, or have land well situated, or all meadow land, and good landlords.

8301. To what cause do you ascribe this?—The low price of produce.

8302. At what date did it commence?—I think corn has been gradually decreasing in value from the year 1814 or 1815 to the present time; ever since the importation of corn at a nominal duty took place.

8303. Do

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8303. Do you think it has been getting worse or is stationary?—It has been and continues to be getting worse.

8304. Do you consider that farmers have generally lost their capital?—Very much so.

8305. Are rents very well paid in your neighbourhood?—Very ill; I have deducted 20 per cent. in some cases, but the farmers are not able to go on even with that.

8306. What is the description of land in your county?—We have some that is very good, and other that is light and indifferent; very strong wheat soil in general, and excellent meadow land, and a good deal of wood land.

8307. Are the rents high or low?—The estate that I allude to was about 14 s. 6 d. an acre.

8308. Should you say, generally speaking, the rents of the county are high or low?—They are low; but not low enough for the farmer.

8309. In despite of that, the condition of the farmer has got worse?—Yes, he has.

8310. In your best description of farm, what rent per acre do you put upon the arable land?—From 10 s. to 12 s. and 14 s., and some as high as 20 s.; there is a good deal of difference, but arable is seldom let separately.

8311. Take the best land?—The best land is worth 20 s. to 25 s.; the farm together, including good meadow land, lets at that, but only very frugal and industrious men and the best farmers can pay it.

8312. What description of land is this?—Strong deep land, where we grow hops and fruit.

8313. Does land that produces hops and fruit let at no more than 20 s. an acre?—No, nor often so much, the farm together.

8314. And even with that rent the farmers are doing badly?—Very badly in general.

8315. Take the best land which produces wheat; what is the rental for that?—I have one estate of that description, 230 acres; it was my father's; and in 1808, being in very fine condition, was by him let for a term, at 420 l. a year; the tenant paid and lived well upon it. The same is now let from year to year at 250 l. to an able and most industrious man, but he complains and declares he must give notice to quit unless 50 l. a year is abated, although the farm is unusually well planted with fruit and hops, and particularly lucky to bear; it has some meadow land was worth 3 l. an acre; the soil a deep red clay loam, with a substratum of red marl, 10 to 20 feet all over it. Farms are composed of meadow land, good or bad; pasture and wood land, good or bad; arable, some very good on most farms, and some with patches intermixed of entire gravel, or of brash, as it is called, i. e. full of stone in slight rocks, so as to be of little or no worth; the price or value of farms is therefore dependent on the proportions in which these different descriptions of land predominate; and I wish particularly to impress upon this Honourable Committee, that the corn produce of the very best, as well as the very worst of arable land, is entirely dependent on management, and that therefore, by whatever cause the good management of land is curtailed, the destruction and loss to the country, not only of the produce, but of the soil itself, is proportionately effected.

8316. The best land upon this farm will produce how much wheat per acre?—The best has borne 30 bushels per acre.

8317. Do you mean that this farm is altogether planted with hops and fruit?—There is now about a dozen statute acres (it has had 20) planted with hops, and it may be 35 acres of fruit.

8318. Do the tenants look to the cultivation of hops for the payment of rent?—Yes, very much they used to do; but hops failing in price or quantity of late, the attention to tillage is a good deal improved.

8319. Do they neglect in consequence the cultivation of their other land?—Yes, some of them used to do so, but not many of late; some people cultivate the land that requires manure for hops, which I consider as robbing the rest of the farm; for my own part, upon my own estate I have not a bit of hop ground, though there were 40 acres some years ago.

8320. What will be the best produce of wheat?—In general about 20 bushels; I have known wheat crops sold at less than 3 l. an acre.

8321. Is that upon farms where hops are cultivated?—Yes; upon the land which is capable of extremely good produce of hops or corn, if it was cultivated and manured in the best manner.

8322. Have

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8322. Have you turned your attention to other wheat land that does not suffer from the cultivation of hops ; what will that produce per acre ?—I think there are cases of it producing 30 bushels, but it is quite an extreme.

8323. Where there is no injury done to the land by abstraction of manure ?—Where it is extremely well cultivated and manured in the best manner.

8324. Has it grown less and less by degrees ?—Yes.

8325. What would this land have produced in the war time ?—It would have produced as much now as then, if as well cultivated.

8326. Supposing the better cultivation which then prevailed ?—It may be 20 ; all kinds of land depend more upon the cultivation than it does upon the soil itself.

8327. A great deal of this land in Hereford is of the kind you speak of ?—Yes ; land is very variable ; there are some alluvial soils, and some very strong lands.

8328. But the greater portion of it is a clay loam ?—Yes, a very deep soil, clay loam.

8329. If this land has been so much impoverished of late years, and should continue so for some time to come, will wheat pay at this price ?—No, certainly not, nor does it at present.

8330. If the price were to fall to 50 s. per quarter, how much of that land do you think you could continue in cultivation ?—None at all, profitably.

8331. Are there many farms on hand ?—I have two on hand.

8332. Do you know, speaking of the other parts of the county, that there are many on hand ?—Yes ; I am speaking generally ; a good many are on hand.

8333. Do you know the part of the county between Worcester and Hereford ?—Yes.

8334. Are there a great many farms there unoccupied ?—There have been a good many changed tenants this year between Worcester and Leominster.

8335. Is there a difficulty in getting farms ?—No ; tenants generally are found ; I have had a farm upon hand, but I had not it in time ; the tenant would not give up the possession, and I could not let it, though I took 50 l. off the 200 l.

8336. Do you think for good farms that you have no difficulty in finding tenants ?—There are still a great number of tenants, and they are anxious to get farms.

8337. Without capital there is no difficulty in getting tenants ?—No, there is no difficulty in getting tenants without capital.

8338. How do you account for that ?—I look upon it they are impoverished.

8339. Do you think the tenants have lost money within the last 10 years ?—I have no doubt of it.

8340. If they were all sold out now what proportion would they have left ?—Very little indeed.

8341. Will those stiff clays that you say let for from 10 s. to 20 s. an acre make good pasture ?—If they have been tilled a few years it is very difficult to get them into ordinary pasture.

8342. But they were formerly good pasture or wood land before they were broken up ?—About a third of the farms in this county is ploughed, and the other is meadow, pasture and wood land ; some of it is as fine pasture land as any in the kingdom, and we have a good deal of wood land of very little value ; the latter is chiefly what has been broken up.

8343. The quality of land that has been left in its state of pasture is fine pasture ?—Yes, that which is sound and cleared.

8344. What does your old pasture let for ?—It lets with the other parts of the farm generally ; it would perhaps let for 1 l., and there are some very good meadow lands worth from 2 l. to 3 l.

8345. So that this very land, if it had not been ploughed up for corn, would for pasture land have been worth 1 l. an acre ?—It would have been worth more in some cases ; but the greatest part was in a wild state, and of scarcely any value.

8346. Do not you think that a mistake has been made by ploughing up pasture land ?—I do not look upon it as a mistake, for most of it must be considered as reclaimed ; I think the county of Leicester is the best agricultural county we have, and they in some parts of the county plough all in rotation a few years, and depasture it a few years.

8347. When were those pastures ploughed in your county, or have they always been ploughed ?—A great deal has been continually ploughed for years.

8348. Were not many of them broken up in high prices ; was not that a cause ?—No doubt that was one cause.

8349. Are

8349. Are you acquainted with the lowland country in Herefordshire?—Yes, in some measure. *John B. Turner, Esq.*

8350. What sort of country is that?—It is a very fine country, with excellent meadow land. 20 June 1833.

8351. A loomy sand?—Yes, a good deal of it is, and some peaty.

8352. What is the state of that part of the country?—They are complaining a great deal, but I do not know the particulars of their condition so well.

8353. You consider that the tenants, who are paying 10 s. or 12 s. an acre, are suffering from the amount of the rent?—They are suffering altogether; it is not the rent, I look upon it, that affects them so much as the other expenses they have.

8354. Can you mention any abatement of rent that would render them solvent?—There is no rule without exception, but in a good many instances the whole rent abated would not enable poor tenants to cultivate to any advantage.

8355. What is the expense of the cultivation of hops in your county up to the time of picking?—I am not prepared to answer particularly, because I have not cultivated many myself for many years, but from 4 l. to 5 l. an acre, including poles, rent, tithe, labour, picking, &c. Our acres of hops are smaller than they are in Kent, or the statute acre.

8356. Are you speaking of customary acres?—Yes; a customary acre of hops in Herefordshire is but 1,000 stocks, which is about half an acre of land; in Kent the hop acre is nearly the same as the statute acre.

8357. Can you speak of the bushel; what is the measure?—It is 10 gallons with us, or 40 quarts.

8358. What does a bushel weigh?—Four score pounds gross; that is, three bushels, with the bag, weigh 240 lbs., while in some markets the bag of three bushels is expected to weigh 210 lbs., and in others only 190 lbs.

8359. You have stated that a good many of your labourers are out of employment?—Throughout the county they are, part of the year.

8360. Have your poor-rates increased?—In some places they have, in others they have not.

8361. Were those people employed during the higher prices of the war?—Undoubtedly hands were then very scarce the year round.

8362. Were they better off then?—Upon the whole they were, but the working people when they are employed are better off now than they were then.

8363. Do you think the general state of the labouring class taken altogether is better or worse?—They must be worse off now, being often out of work.

8364. To what do you attribute the want of employment?—To the low price of produce; if we had a better price we could employ not only those, but the superfluous people of the towns.

8365. What is the peculiar diet of the poor people of Herefordshire?—They live very moderately, very much upon bread and potatoes, and all careful men have a good fat pig during the year.

8366. What are their wages?—The money wages are about 7 s., and the people have a good many indulgences, but it is 9 s. where they have not indulgences; in fact, my men have a large garden and potato ground for 50 s. a year, and drink.

8367. So that he gets 9 s., and pays you 50 s.?—Where the people are at liberty, and they do not work constantly for some master, they get sometimes large wages, and sometimes go without work; they get large wages in the time of harvest and in summer, and go to the parish in the winter; but at 9 s. there are plenty of men to be had, and without indulgences, for constant work.

8368. You pay 7 s.?—I pay 7 s. with indulgences.

8369. Do the men care about their wages as long as they have cider to drink?—They cannot live entirely upon that.

8370. Do you not find it the habit not to care much about the amount of wages, having indulgences?—Some years ago it was the case that they had plenty of wages, work and cider, and were then more careless; but we have not cider so abundant of late to give them.

8371. You have stated that a good many of the farmers are ruined; were those men prudent, as prudent as the others?—Equally; many of them hard-working men, but unfortunate.

8372. Do you think they continue to live as formerly, or that they have adapted their mode of living to their depressed circumstances?—Perhaps they may not altogether conform so quickly as they ought to have done, but many masters live and work quite as hard as the labourers.

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8373. Are there many instances of farmers having been ruined who were prudent and managing men?—Yes, I can recollect several, certainly.

8374. Do you happen to know the history of any of those men after they have left their farms, after they have been ruined?—Yes, unluckily too well.

8375. What has become of them?—They are labouring in any sort of business they can meet with.

8376. If they cannot procure labour do they come upon the poor-rates?—Not often; I have known several; but they may have friends who assist them, or get them into situations as farm bailiffs, or schoolmasters, clerks, &c.

8377. If they have no friends, and can procure no labour, what do they do?—Then they must go to the poor-rates.

8378. Has this state of the farmer being out of employment affected the tradesman?—Very much indeed.

8379. Do tradesmen complain of want of custom?—Very much indeed. To the question, "Are you better off now with cheap bread, or when bread was high-priced?" an innkeeper will tell you, (as he has me,) "when bread was a guinea a bushel I had plenty of customers; my dining-room was not half large enough, now I cannot have it half full." A nailer will observe, "I had more work and orders than I could supply when bread was very high-priced, but now, if bread is cheap, I cannot get money enough to buy it." A carpenter the same: "when bread was dear I was sure of having my bill paid at a good price whenever I took it in, but now I may call a hundred times for a very low charge without getting anything." And the case is of most easy solution. Are not millions of people employed and supported immediately on the soil, and are not millions more employed to supply them and the landlords with implements, with carriages, clothing, furniture and food, with religion, law and physic? and are not landlords dependant on their tenants? and if the source (the soil) or spring is dried up, all the streams must of course diminish. And the remedy is equally at hand, viz., impose a fixed import duty on all corn, wool, tallow, &c. &c., which is imported, at the rate of 40 s. per quarter upon wheat, and every description of business must improve in one single month. The highest price of foreign wheat may then be 80 s., and our markets at that rate are not equivalent, with the heavy national debt, which must be paid off with a sponge, unless commodities of all descriptions are raised in price proportionately. And as to manufacturers who work for exportation, a small bounty would be to them a compensation; for if a particular inquiry is instituted, they will be found to be no more than a twentieth part of the population of this empire.

8380. What do the labourers say about the price of food; do they like it high or do they like it low?—If they had high wages in proportion, they like it high.

8381. Did you ever hear them make any observation upon it?—Not much; they do not calculate.

8382. Have you any labourers that you employ yourself all the year round?—Yes, mine are all employed the year round, and at a birth-day dinner they will muster 40.

8383. Do you make any difference between married and single men?—No, none at all.

8384. What do you pay to the men in constant employ?—Seven to nine shillings a week.

8385. Are there any other advantages or indulgences that you give them?—Yes; I always give them a quantity of land rent-free to plant potatoes upon, and the land is prepared for them, and they have beer or cider daily, from one quart to four, according to the work and time of year.

8386. Do you give him any other advantage?—They have always an extra price in harvest, and sometimes work by the great, whereby they get more, if they like.

8387. What quantity of land do you let your men have at a rent?—Enough to keep a cow; sometimes eight or ten acres.

8388. Does he pay you no rent for that?—Yes, he does.

8389. Do you let the man have that land when he wishes it?—If he is enabled to purchase a cow, I let him have the land to keep it upon.

8390. What quantity of land do you let him have?—From five and six and sometimes they have had 10 acres.

8391. What rent do they pay?—Thirty shillings an acre if the land is good, exclusive of taxes.

8392. Do

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8392. Do they occupy a cottage at the same time?—Yes, a very decent house, garden and orchard. *John B. Turner, Esq.*

8393. What rent do they pay for that?—Fifty or fifty-two shillings a year.

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8394. Is it the general opinion of the tradesmen of the county of Hereford that they prefer high-priced corn?—I do not know that it is general, because they are not aware what is the cause of their customers' constrained frugality; they complain when their custom fails.

8395. Have you never heard any wish that corn was cheap; that they had cheap bread?—There are many that wish for cheap bread.

8396. Do you think it is more profitable for you to let your land to your labourers at 30 s. or to keep it yourself?—Indeed I cannot say.

8397. What was the price of wages during the war?—About 12 s.; but then they had the corn, at least those that my father or myself employed had their corn of us, at the usual price, not exceeding 10 s.

8398. Considering all the advantages of cheapness of food, and the cheapness of clothing, and many other things that are cheaper in this time than formerly, do you consider that they are better off at the present moment?—They are much better when they have plenty of employment than they were during the war.

8399. Is the land in as good cultivation as it was 10 or 20 years ago?—It is not by a good deal.

8400. Is the produce so great upon the same farms as it used to be?—By no means equal to what it was in good years; but we had several failing years during the war.

8401. Could you say to what extent it is lessened?—To state the average I cannot; there are instances in which the crops of corn are not sometimes worth 40 s. an acre.

8402. Does that state of things, of the crops getting less upon the same land, continue to exist?—I look upon it that it does.

8403. Do farmers keep as good a stock upon the land as they used to do?—No, not by a good deal; they keep no stock of corn at all; as soon as it is ready they thrash it, and sell it in a great many instances.

8404. Farmers used in former times to have a stock of wheat in their possession?—Yes; five or six years' crops of wheat have been sometimes in the same same stack-yard.

8405. Has the farmer that now?—I do not know any person that has corn standing in his yard more than last year's crop.

8406. Do you know many instances of that even?—Not many now; indeed, very few.

8407. Have the farmers as good a stock of cattle on their farms as they used to have?—I imagine not, by a good deal.

8408. Are they sent off to market earlier?—Yes, they are sold younger.

8409. You stated that a good deal of land had been broken up during the high prices of the war; do you imagine any has been broken up during the low prices?—No; there has been a good deal laid down with grass seeds.

8410. Do you find when a tenant is pressed for rent he has an inclination to break up new soil for tillage?—Yes, if allowed; and if able he would always do so, and has often had that indulgence of late years.

8411. Could he have paid his rent without that indulgence, do you think?—I do not know; he very often could not.

8412. At what average price does land sell?—There is a good deal of land bought in our neighbourhood at 18 l. 10 s. an acre, and nearly tithe-free.

8413. What would that have sold for in former years?—£. 30 to 35 l.

8414. What is the purchase in general?—About 20 l. to 25 l.; 25 l. is a very high price, but land differs very materially.

8415. You are speaking of stiff lands?—All the farms have some stiff land.

8416. What is that land worth an acre?—From 13 s. to 18 s. a year.

8417. Do you mean to say that now land is selling for 18 l. 10 s. an acre?—Yes, after being on sale for a year or two.

8418. And let for how much?—Eighteen shillings, I believe.

8419. Have you known any of those sales?—There have been sales proposed without bidders, and there is an instance of a large iron master from Stourbridge who has been buying land in our neighbourhood at 18 l. 10 s.

8420. When you say that the land will let at 18 s., do you mean that you would consider

John B. Turner, Esq. consider that that is a fair rent; that a farmer at that rent could fairly live?—It is completely a lottery whether he can or not.

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8421. In talking of land of 18*l.* value, which is let at as many shillings an acre, do you mean that there may be persons found to give that high price, or that it is a price that you would fix as a reasonable letting?—That is the price the tenant told me he had promised.

8422. If corn was to fall 50*s.* a quarter, what would the land be worth then?—Not 5*s.*

8423. Is not that the reason of its being let in that way?—Yes; the low price of corn, wool, hides, tallow, &c., and the uncertainty of their improvement.

8424. In consequence of that expectation this land is sold at so low a price?—Yes, certainly.

8425. You have stated that there have been a great many sales without bidders; if the proprietors of land who were disposed to sell had been willing to make the same reduction in the price of their land as in the instance you have named, might not they have effected a sale?—No, I suppose not, as sales are not made at any price; very few people will purchase; but I am not aware what sacrifices have been offered.

8426. How long has that lasted?—It has been gradually increasing every year, and latterly more so.

8427. Sales cannot be effected without great difficulty?—No; I believe people are afraid to purchase from the uncertainty of the free-trade question.

8428. You said that farmers took land as a lottery, whether they could live upon it or not?—Yes, I consider that to be the case.

8429. Why do farmers take the land?—When farmers have been accustomed to farming, and to nothing else, they will farm as long as they have a shilling, if landlords will trust them.

8430. You have been a farmer for a great many years?—Yes, from my youth.

8431. Used farming to be a lottery in former times?—It used to be a good chance to get into a good farm.

8432. It was not usual for farmers to lose all their property?—No, they would accumulate property; but I do not know many instances where farmers have made large fortunes by farming, as you see very often by manufacturing; we have none of the sumptuous palaces about the country as you see about manufacturing towns.

8433. But they never became entirely ruined?—Yes, sometimes they would be unfortunate.

8434. But now farming is a hazardous business, and one that a person cannot embark in without danger?—Yes, very much so.

8435. Do you know something of the carpet manufacturing at Kidderminster?—Yes, I do.

8436. Do you consider that to be a prosperous trade?—No, I consider it not so, from the price of carpets being so very low.

8437. Have the persons made fortunes of late years that have been engaged in it?—I look upon it that they have all lost money of late.

8438. Have many of them failed?—Yes, several of them have; and it was never known up to 1808 or 1810 in Kidderminster that a manufacturer had failed. Since 1812 or 1813, or since 1815, (I am not positive as to the time,) I have been told that they have many of them failed, or been injured in their property.

8439. Then, according to your information, the carpet trade in Kidderminster has been much the same as the farming in point of depression?—Yes, so I understand it; and the iron trade, I am told, is in the same condition.

8440. Do you consider farming a more speculative trade when the price of corn is equal and steady than when it is fluctuating and variable?—Steady prices are certainly best, but we do not consider it to be equal and steady at the present time; and if importation was suffered to go on in the same degree as it has done, we consider that it would get worse.

8441. You say that you consider the price to be variable; do you remember any years in which it was more steady than the last three years?—It has diminished 50 per cent. during the last three years.

8442. You stated that that land for which a gentleman would give 18*l.* 10*s.* was worth 18*s.* an acre?—Yes; I am told it is let at that, but I do not know that the rent can be paid.

8443. And

8443. And you set the value of the land at how many years' purchase?—At *John B. Turner, Esq.* that rent it is 20 $\frac{1}{2}$ years.

8444. Are poor-rates much increased with you?—Not in our neighbourhood.

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8445. What are they in the pound?—About from 3 s. to 5 s. in the pound.

8446. Upon what rating; upon the full rating, or upon the two-thirds?—I am taking the per-centage upon the full rents.

8447. Has that increased of late years much?—No, I do not think it has.

8448. Have you not a great deal of occasional labour come in upon you at your harvest-time?—No, I have not myself, for I employ people from one end of the year to the other, but the Welshmen do come into the county very much at harvest.

8449. Would not your labourers be insufficient for harvest-work?—Yes; I say a good many Welshmen are employed in harvest.

8450. Has not the price of bullocks been very great of late years?—Not of late years, but it is better this year than it was last; yet I have known bullocks sold at 22 l. 10 s. each which will not now fetch more than 12 l.

8451. Has not the breed been improved?—Yes; our breed of cattle are very much in request, and I have myself given 100 guineas for a breeding cow.

8452. And altogether you consider that a great source of profit in Herefordshire?—That is the most profitable part of farming at this time.

8453. Do you break many in for drawing?—No, we rear them, and they are drawn off to feed for the London market. Horses are found to be more suitable for work of all purposes, and are a cheaper stock.

8454. Have the prices of your cattle been steady?—They have been diminishing for a number of years; but they have been rallying this year a little, but its continuance is very uncertain.

8455. If you buy stock in the spring, and with the expectation of selling it in the autumn, can you generally realize a good profit?—Very seldom; for this farm that I speak of, I was consulting my butcher and dealer very lately as to buying stock, and he informs me that the markets are in that state of uncertainty that no person knows what to lay out money in, with any prospect of advantage. Cattle are often kept all summer, and not worth so much money at autumn fairs as they cost when bought in.

8456. You stated that a labourer had 10 acres?—Yes, I did.

8457. You let 10 acres at 30 s. an acre?—Yes, I have, of good pasture land.

8458. Was the labourer excluded from the payment of all taxes?—Yes, in one instance.

8459. He had nothing to pay whatever except the rent?—Certainly not; but another pays 30 s. and taxes for much better meadow land. I have in this manner encouraged industrious men until they become masters, by very hard work and frugality. There is a great deal of difference in the same neighbourhood as to the value of fields.

8460. Are there any leases given?—I am not aware of any.

8461. Do the landlords or the tenants object to leases?—Neither landlord nor tenant have any inclination to leases, times are so uncertain.

8462. They used to have a great inclination to lease?—Yes; good tenants always wanted leases.

8463. Why will not they have them now?—Because they do not know how soon they may be unable to pay rent, it depends so much upon the price of produce.

8464. There is a great uncertainty in the price of produce?—Yes, indeed there is; the cost price used to be some criterion; but of late the cost price of our enemies, who have scarcely any taxes to pay, is, by free-trade madness, become the rule for England.

8465. And a great tendency to fall?—Yes; I understand that the banks of the Nile are of very great extent, and that merely to scratch in the seed is all the cultivation necessary for abundant crops; that the natives there must have a maintenance, even in idleness, and that it will therefore cost no more to employ them; so that the new and enterprising King of Egypt has only to deliver out his seed and receive in return his 20 to 100 fold, and supply us with plenty of excellent wheat at 2 s. a bushel; the national debt he of course will discharge at the same time.

8466. And that operates to prevent the sale of land?—Yes; if the corn laws were quite given up, or not improved by the imposition of 40 s. per quarter import duty, land must sell or let at a proportionate price; and considering that the interest

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of the public debt is greater than the rent of all the land at present, what must it be, when so reduced, short of universal bankruptcy? and many think that the sooner this crisis is brought on the better, those few who could weather the storm expecting to reap the benefit; and this must be the case unless Government comes to their senses.

8467. How much of the land of Hereford could stand the crisis of open ports; could it remain in cultivation?—No, I do not think it could.

8468. Neither the land nor the landowner could stand the crisis?—No; the landholders are approaching pretty near the state of the tenants; my estate in former years would have been worth 1,500 *l.* a year, and it is not worth so much now by a great deal; and in addition to that I have expended upon it a great deal of money.

8469. How much has been the diminution in the 1,500 *l.*?—One half; we have not a prospect for a fair return for investing money or making improvements, but still we must employ people, or they must go the parish.

8470. The profits you reap do not meet the outgoings?—No, the return does not repay the outgoing.

8471. Do you think the landlords in Herefordshire have bought up small estates?—No; certainly not with their own money.

8472. When estates have been bought, by whom have they been bought?—Sometimes by the landlords and sometimes by tradesmen, but still upon mortgage.

8473. More by landlords or tradesmen?—I scarcely know of any purchases of consequence many years. Our chief purchases, by Mr. Arkwright, a tradesman, were 20 years ago.

8474. Have you many yeomen?—There are a great many.

8475. Are there more or less than there were 20 years ago?—Less.

8476. How do they happen to become less?—They get ruined.

8477. And you think the yeomanry have been ruined?—Yes; there is not a more industrious man in the three counties than a man whose estate has been sold under bankruptcy to the gentleman to whom I alluded from Stourbridge.

8478. What do you think has become of all the money which was possessed by these persons?—It has gone into France and America, and everywhere else, to buy corn. As to money, there is plenty of money; any banker can make money enough, but he will not part with any without value.

8479. Do you think that there is any particular class that has profited by the impoverishment of these people?—Some classes have, no doubt; the Jews and the money-lenders, and perhaps the importers of corn; but their speculation has not always been a good one.

8480. You think that the landlords have not got it?—The landlords have gone without it.

Sabbati, 22^o die Junii, 1833.

THE RIGHT HON. SIR JAMES GRAHAM, BART.

IN THE CHAIR.

Mr. John Buckley, called in; and Examined.

Mr. John Buckley.

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8481. WHERE do you reside?—I reside at Normanton, near Loughborough.

8482. You occupy a considerable portion of land?—I occupy now between 400 and 500 acres; I occupied more, but I gave it up.

8483. Is it principally grass?—Quite a mixed occupation of arable, grass land and breeding; I have a little of all.

8484. Have

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8484. Have you given your attention to breeding both cattle and sheep?—
I have.

8485. You are conversant with farming generally in the midland counties?—
I am.

8486. In Northamptonshire and Leicestershire?—Yes, I know a good deal of both.

8487. Are you acquainted with the condition of the farmers generally in the counties of Northampton and Leicester?—I think I am.

8488. Can you state to the Committee what their condition is now, as compared with their condition five or six years ago; first of all the arable?—I should say in a very bad condition, in a very sinking condition.

8489. Have they been getting worse?—I think for many years back.

8490. From what time?—They have been getting gradually worse since the year 1824; prices fluctuated before that, but they have been gradually getting worse ever since; I think every farmer has been losing money more or less ever since that time.

8491. Has any reduction of rent taken place in the midland counties since 1824?—A partial reduction.

8492. Between the end of the war and 1824, what reduction of rent, on an average, has taken place?—Not so much as there has since 1824.

8493. What should you say had been the average reduction of rent before, and what since 1824?—I should say there has been two-thirds greater reduction since 1824 than there was before.

8494. What would be the whole reduction since the war to the present time?—It is so various that I do not know how to generalize my answer to that question; some landlords have lowered their rent a great deal more than others; some have kept them up at nearly the old rents, some have lowered them 10, 15, and 20 per cent.

8495. Is there a perceptible difference in the case of those tenants where the landlords have lowered their rents, as compared with those that have not?—Not so great as might have been expected; they have so many other payments which are greater than they were before the war.

8496. You think that rent, though important, is not all conclusive as relates to the condition of the farmer?—Certainly not.

8497. What are those payments which have not fallen besides rent?—In the manufacturing villages the poor-rates have not fallen; in my own they are rather more than they were 15 years ago.

8498. Have the village artisans employed by the farmers, the wheelwrights, the carpenters, and the manufacturers of implements used in husbandry, reduced their prices?—Not so much as they ought to have done.

8499. In the country districts there is no such competition as compels them to reduce?—Not in my district, I think.

8500. Then prices have continued higher in proportion than the farmer received for his produce?—Yes.

8501. Speaking generally, the outgoings of the farmer, rent included, have not been reduced in proportion to the price of produce?—Certainly not.

8502. Has the effect been a draw upon his capital?—I think a large proportion of the tenant farmers have lost their capital.

8503. Does that observation apply to Northamptonshire and Leicestershire?—It applies to Leicestershire and Nottinghamshire; I reside in Nottinghamshire, close on the borders of Leicestershire; a great many graziers also have lost their capital.

8504. What is the condition of the grazing farmer?—The grazing farmers have, in many instances, lost their capital quite as much as the arable.

8505. The price of corn has been pretty steady for the last five years, has it not?—It has.

8506. Do you ever remember it more steady during a period of five years than it has been for the last five years?—I do not know that I can name a period.

8507. Notwithstanding the steadiness of price, if it continues permanently what it is, do you think that the rents must be reduced?—Either the rent, or other outgoings;

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goings; something must be reduced, or there will be a general bankruptcy among the tenant farmers, who have nothing else to depend on.

8508. What do you allude to as among those outgoings which should be reduced?—The county-rates have been very greatly increased; I should think they have doubled.

8509. Since when?—I should think within the last 20 years.

8510. Do you remember a change made in the law, which threw all the costs of prosecutions at sessions and assizes on county-rates?—I do.

8511. Since that time has a great increase taken place in the county-rates?—Very great.

8512. What is the present poor-rate in your parish upon the actual rent?—It is about, I should think, 4s. 3d. an acre; it is low in my parish; it is not much of a manufacturing parish.

8513. It is low, as compared with other adjoining parishes?—It is.

8514. How much should you say it is upon the rental?—Upon the rental of the parish in which I reside I should say that it is about 3s. in the pound.

8515. How much is the county-rate?—I am not prepared to answer that question.

8516. Is the poor-rate progressively increasing?—It has not increased, but it has not diminished.

8517. Are there many able-bodied men out of employment?—In the winter there are a good many, both married and young unmarried men.

8518. For what period?—From the beginning of November till about the 1st of March.

8519. Since when have you observed that this body of young labourers has been thrown out of employment?—About seven or eight years.

8520. Before that period how used they to be employed in the winter months?—In draining the land and various other improvements in farms, which now the farmers cannot afford to do.

8521. The land does not require draining less than it did?—No; but they have not money to do it.

8522. There is a great deal of clay land, which requires constant attention, opening the ditches and scouring the water-courses?—Yes; but it is now much neglected compared with what was formerly done.

8523. From the nature of the soil, what has been the effect upon the produce of this neglect?—A deterioration of the land and loss of produce.

8524. To what extent do you think the produce of the stiff clays has been reduced?—One-third, I have no doubt.

8525. Within what period?—I should say a little further back than the year 1824, for prices had been falling after the war; then they rose again rapidly; everything was alive; but since the year 1824 the land has gone to a state of deterioration more rapidly than it did before.

8526. You think, upon the whole, the produce has diminished one-third?—Yes.

8527. And the capital of the farmer nearly exhausted?—Yes; of course there are exceptions. I have a good opportunity of judging, having been a considerable lime-burner, more than I am now; my lime is very much sought for, for manure; some years ago my customers used to pay very well for it, now I cannot get half; I do not burn half the quantity, and what I do sell I cannot get the money for.

8528. You make bad debts?—Yes.

8529. You used not to do so?—Not to the same extent by any means.

8530. What used to be prompt and full payment is now with very many bad debts?—Yes.

8531. The prices of meat have kept up for the last four or five years, have they not?—Not the last four or five years; for the last two years particularly the price of mutton has, but that is in consequence of the loss of sheep by the rot.

8532. You ascribe the higher price of meat generally, as compared with the average price of corn, in the last three years, to the circumstance of the rot in sheep, which has operated on all meat?—The price of mutton has been more affected than the price of beef.

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8533. An artificial price of mutton will of course operate to a certain extent on the price of beef?—Of course; but there is a great difference in the price of the two articles.

8534. That the price of meat has been sustained the last three or four years you think has been in a great measure owing to the loss of the farmer in sheep?—Yes, I think that is the great cause.

8535. Do you think there is any sharper demand for meat in the manufacturing districts and in the neighbourhood of London?—No; I think they have not the money to pay for it; they certainly have not in my own district, speaking of Leicestershire, Nottinghamshire and Derbyshire; I live at the angle of the three counties.

8536. As far as the demand from Leicester, Nottingham and the manufacturing districts surrounding you is concerned, are you not of opinion that the demand is larger than it was?—No.

8537. Do you think it is less?—I think it is within the last eight years.

8538. The lower price of corn has not had the effect in your neighbourhood of enabling the manufacturers to consume more wheat?—I think not.

8539. Whatever the cause may be, the fact undoubtedly is, that the grazier has not fared much better than the arable farmer?—No; in some years, when lean stock has been low, of course they have had a better chance than at other times.

8540. Take the same period from the year 1824; should you say in that same series that the grazier has fared no better than the arable farmer?—I think not.

8541. To what cause do you ascribe the failure of the grazier; is it to the same causes principally which you have assigned to the distress of the arable farmers, the rates and rent?—Partly so; but one cause has been that they have bought in their lean stock at a much higher price in proportion than they could sell their fat.

8542. How has that unnatural state of things been produced; going on for a length of time?—The quantity has lessened; for as the farmers grow poorer, in Herefordshire, for instance, they send their stock to market at an earlier age, and consequently have not so many to bring to market.

8543. That is the same as the tenant paying rent out of capital?—Precisely the same, indirectly.

8544. Knowing Herefordshire well, a great county for supplying the midland districts with their feeding stock, you are aware of that fact; it has fallen within your own knowledge?—I am quite sure of it; I attend Hereford fair, not regularly but frequently; I know the county very well.

8545. Have not your transactions been large as a grazier?—About one-third grazing, one-third breeding, and the remainder arable.

8546. Do you not find the demand still very good for improved stock, both sheep and cattle?—I am rather fortunately circumstanced, and individually I have not much reason to complain.

8547. The reputation of your stock is, the Committee are aware, established?—Yes; but the value of what is called by some fancy stock, but more properly improved stock, has very much fallen off.

8548. That is to say, though a few persons with established reputation attaching to their stock may have done well, yet the general demand for improved stock has fallen off?—There is still a good demand, but at very reduced prices.

8549. You have an annual letting of tups, have not you?—Yes.

8550. Do you find the competition decreasing?—There is plenty of competition at lower prices.

8551. What has been the reduction on the letting of rams at your annual letting?—I should say that I do not get so much by three-fifths since the war; they have fallen off that; this year I happened to make very good prices, owing chiefly to the superiority of the animals.

8552. Do you let bulls?—No, I hire bulls.

8553. As a hirer, how much less do you pay within the last three or four years than you used to pay for a bull of equal quality?—Two-thirds less; I have that now for 20 guineas which I should have been glad to have given 60 or 70 for.

8554. The diffusion of an improved breed has become more general?—Yes; but they are in so few hands, the breed in high repute are always in good demand, but at lower prices.

8555. Are

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8555. Are there as many breeders of this stock as there were during the war?

—No; a great many have failed, and do every year.

8556. What do you breed?—The Hereford.

8557. You have mentioned the condition of the tenants; what is the condition of the farm labourers in your neighbourhood?—By no means good; in the summer season they do very well, but in the winter there is such a scarcity of employment that many of them cannot maintain their families without having recourse to the poor-rates.

8558. Are able-bodied men assisted out of the poor-rate in the winter months with you?—They are not openly, because the magistrates have discouraged it, but they very often are covertly.

8559. What is the covert practised?—So much a day from the employer, and so much from the poor-rate.

8560. Are concealments paid out of the poor-rates?—Not in my parish, but they are in many others.

8561. What should you say is the present condition of the labourer with his present wages, taking into your consideration the price he pays for the articles he uses, as contrasted with his condition about the year 1824?—I should say generally much worse than it was, with some exceptions; where a person happens to have regular employment he does tolerably well, though his wages are low.

8562. What is the fall in wages since 1824 with you?—About 3s. a week.

8563. What does a good labourer receive now?—Ten shillings; he used to receive 13s. and up to 15s.

8564. Has he land attached to his cottage?—Nothing more than a garden.

8565. What is the condition of that garden and that cottage; do you think it is improved?—No, I think not at all.

8566. You see no symptoms of greater comfort?—No; less comfort is visible than used to be.

8567. You apply generally your observations to three counties?—Yes, to the district round Loughborough, for 20 miles round.

8568. In that circle there is some of the best grazing land in England, is there not?—The best grazing land is about Harborough.

8569. You know that district well?—Yes.

8570. This state of affairs is not limited to grazing soils in your immediate neighbourhood, but extends to some of the best grazing land in the central counties of England?—I think it does.

8571. Have you any yeomanry in those counties; small proprietors living on their own estates?—Yes, I know many.

8572. You have said the condition of the farmer has suffered partly from the heavy rent he has to pay; in the case of the yeoman that circumstance does not interfere at all; what is his condition; is he richer or poorer than he was?—Poorer than he was; but of course he has not suffered so greatly as the tenant farmer.

8573. Though he has not suffered to the same degree, your opinion is that he is poorer than he was?—Yes, though eight years ago he was without encumbrances.

8574. What are the class of small proprietors; to what extent do they own land?—From 20 to 400 or 500 acres.

8575. Applying your observation to the class of small proprietors who own from 20 to 400 acres, whose habits of expense have not been great, and who have gone on steadily, should you say that they were richer or poorer?—If they have kept their expenditure within their income, they may not have sustained a visible loss; but the value of their estates has fallen very considerably, and so far they are poorer.

8576. You think that with the utmost exertion all they could do was to hold their own?—Yes.

8577. Have they increased their capital?—Certainly not.

8578. You mention those whose estates were unencumbered; is it those yeomen who have some debt upon their property; what has been their condition?—A great many of them have been ruined.

8579. Have a great many of them been compelled to sell their property?—Numbers of them.

8580. As they have sold, who has bought; has a small proprietor stepped in and taken the part of the proprietor who sold out, or has his estate been merged in some

some larger estate?—A good deal has been bought by the manufacturers; some have been purchased for accommodation by adjoining proprietors, but generally by manufacturers or the great landed proprietors.

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8581. The gross number of the yeomanry in the midland counties has diminished?—Certainly.

8582. For five who have gone out there, has a less number than five come in?—Yes.

8583. The class itself is diminishing?—It is.

8584. From your own knowledge, were not many of those small proprietors in the war tempted to borrow money to improve their land?—No doubt about that.

8585. Was not much of this debt contracted, not from any expensive habits, but in the honest endeavour to improve the paternal estate?—I could speak from my knowledge of many instances.

8586. Those parties, without any fault of their own, have been by this debt, contracted for the improvement of their estates, worked out of their estates?—Completely so, without the least fault of their own.

8587. If they had borrowed half the value of their freehold, what would be their condition?—They are ruined; I know many who have been.

8588. Has any disposition to emigrate appeared in your county?—I think it has; that disposition is increasing.

8589. When did that manifestation first appear?—I have not turned my attention much to that point; but I should say four or five years ago.

8590. Who are the people who go; those who are very poor or those who have capital?—Those who have some capital.

8591. Then, instead of relieving the parishes and the county, emigration is a drain upon the capital of the country?—Yes; I think it does more harm than good, by withdrawing the capital of the country.

8592. Is land saleable in your county now?—Good land can be sold at a fair price, but bad land is hardly saleable at any price.

8593. Are the cold clays going out of cultivation?—Very much indeed. I occupied 140 acres of cold clay land; I found I was losing money by it every year, and gave it up, though it belonged to my own family.

8594. You paid rent for it?—Yes.

8595. What sort of rent?—The rent I paid for it was 30 s. an acre; that was in the year 1815.

8596. How long did you occupy this land?—Till about five years ago.

8597. What reduction of rent had been given to you?—It had been lowered to 24 s. I still found I was losing money; it was not worth occupying, and I gave it up.

8598. What has become of it since you gave it up?—It has been occupied by two or three small occupiers, and they are complaining; one of them asked me a few days ago to entreat the person to whom it belonged to lower the rent or he must give it up: he said he had a legacy left him a little while ago, or he could not have gone on with it.

8599. Are they paying the same rent, 24 s., now?—Yes.

8600. The man who had the legacy told you that but for the legacy he must have given it up?—Yes, he told me so the day before yesterday.

8601. You having farmed this land and knowing it, what is the condition of it now as compared with what it was when you gave it up?—It is worse; they have been running it; it is the only way in which they could pay their rent.

8602. With regard to the cultivation of the land itself, you say that so much labour is not bestowed upon it; is it cropped harder?—Yes, throughout the district generally with the tenant occupier.

8603. Is the productive principle of the land so good as it was?—No, it is getting worse and worse every year.

8604. Is manure applied as much as it was?—No; artificial manure is applied now.

8605. Artificial manures were formerly applied?—Yes; artificial and extraneous; lime I consider as artificial, and the manure from the towns extraneous.

8606. Have they ceased to lead manure from the towns?—They do not draw so much as they used to do.

8607. At

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8607. At what rent could this land be fairly let?—At 1 l. an acre, to what may be called a working farmer.

8608. Is it titheable?—It is tithe-free.

8609. Can a man do well upon it at that rent?—He cannot do well; he might just make a living, and no more.

8610. Is there much shyness on the part of the tenants to take land now?—Yes, except at very low rents.

8611. Used leases to be granted?—Not much in my district.

8612. Is the indisposition to take land greater than it used to be?—I think so; if land is in good condition there are those who will take it to run it out.

8613. For the purpose of scourging it?—Yes; then they give it up.

8614. Is there much competition in the purchase of lands?—No, there is not, except at very reduced prices; there was an estate of a nobleman in an adjoining parish to mine sold lately; I should say that sold at 20 l. an acre less than it would have realized 15 years ago.

8615. How many years' purchase upon the actual rent can be obtained?—I think from 28 to 30 years' purchase upon the actual rental; but some rents have been lowered, and some have not, in the same proportion.

8616. Where the reduction has not taken place to the extent you think necessary, is there a great shyness to buy that land?—Yes; but they may obtain 30 years' purchase upon the fair annual value according to the present times.

8617. Take those 150 acres which you think would stand a rent of 20 s.?—It would obtain 20 s. an acre.

8618. Could you obtain 30 years' purchase upon that 20 s. an acre land?—Scarcely, I think.

8619. Is there not some apprehension touching matters in farming or buying those cold clay lands?—There is less disposition to buy them, because they are more run out and they are less profitable. I have made a little calculation, which I will beg to read to the Committee.

[The same was read, as follows:]

Expense of cultivating one Acre of Fallow Wheat.

Dr.	£.	s.	d.	Cr.	£.	s.	d.
To 2 years' rent, 30 s.	-	3	-	By 30 bushels of wheat,	10	12	-
Ditto taxes, at 7 s.	-	-	14	at 7 s. 3 d.	-	-	-
Four ploughings, at 12 s.	-	2	8	Deficit	-	1	17
Seed, 3 bushels, at 7 s.	-	1	1				6
Sowing, and other labour	-	-	1				
Harvesting, thrashing and taking to market	-	1	10				
Manure, 10 loads at 5 s.	-	2	10				
Carting ditto	-	1	5				
	£.	12	9		£.	12	9
			6				6

8620. Is that founded on theory or the result of your practical experience?—I am in the habit of meeting persons and making valuations between landlord and tenant, and we do business on that principle without hesitation.

8621. If you were to value a farm for a person now, your valuation would have reference to a scale of prices; what price would you think it safe to put on wheat at the present moment, with a view to a future taking, under the existing law, after your experience of the corn law?—Land of good staple that will bear turnips and barley and is readily cultivated is still in demand, and bears a good rent, but stiff clay land relatively much lower.

8622. What would you venture prospectively to fix as the probable price of wheat;

wheat; how much a quarter, taking it for the next five years?—I should say that it is more likely to get lower than higher; and I have no hesitation in saying that, in my opinion, it must be very much lower.

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8623. At what would you put wheat?—Six shillings a bushel, 48 s. a quarter.

8624. At what would you put barley?—Barley I should put at 24 s. a quarter.

8625. Oats?—Eighteen shillings.

8626. At what would you put butcher's meat?—Fourpence a pound, sinking the offal.

8627. Is that the result of your experience for the last five years with respect to meat?—I think it is, because I consider the present high prices perfectly adventitious; it is the result of a diminished supply.

8628. Do you think that supply is likely to increase if the farmers are breaking up their land, and forcing their cattle to market?—No; but the present cause, viz. diminished supply, from the rot in sheep, we may expect will pass off.

8629. You think that the produce of sheep, overcoming the partial deficiency arising from rot, will counterbalance the premature supply of cattle, by farmers forcing them to market, and breaking up their grass land?—I do not think that the diminished supply we have from the rot, some having lost their whole flocks, and all having been affected by it, is likely to be counterbalanced by any increase the farmers are likely to obtain without increased means.

8630. Have many old pastures been broken up in your neighbourhood?—No, the landlords will not allow it.

8631. Have not the tenants shown a strong desire to break it up?—Yes; any means of keeping themselves going.

8632. Has there been any difficulty on the part of the landlords preventing their tenants breaking up the old lay?—Some needy landlords have allowed it for the purpose of keeping up the old rents.

8633. In the neighbourhood of Market-Harborough, generally, has not the quantity of lay increased lately very much as compared with the quantity of grass heretofore?—I think not very extensively.

8634. Will the best land in Leicestershire grow potatoes without manure upon the grass?—Yes, if it is in tolerable condition, but potatoes are an exhausting crop.

8635. Have you made calculations this spring?—Yes.

8636. What were the prices at which you have valued?—Tolerably sound corn 7 s. a bushel, barley 4 s., and oats 2 s. 6 d.

8637. You have stated that for the next five years you expect the price of wheat to be about 50 s. a quarter?—If there is no alteration in the present system.

8638. What do you think will be the condition of the farmers if it keeps at that price?—I think they will be all ruined who have not other resources.

8639. How much of the land now in cultivation do you think will go out of cultivation?—The poor soils must all go out of cultivation.

8640. You say that the middling clays do not at present pay for cultivation?—Certainly not.

8641. Therefore they must go out of cultivation?—Yes.

8642. What reduction of rent must be submitted to, supposing the present rent to have been higher the last seven years, in order to go down to those prices?—Something depends upon the state of the poor of the country; if the poor-rates should increase much there will be a still greater drain upon the farmers; the other parochial payments are a great burthen.

8643. If the price of agricultural produce is diminished is not employment for the poor also diminished?—Very materially.

8644. Therefore you would contemplate a very considerable increase under the non-employment of the poor?—Yes.

8645. Taking all those things into consideration, what proportion of reduction of rent must be submitted to?—I think 50 per cent. on the old rents; and poor soils, I am of opinion, will not pay for cultivation at all.

8646. You state that you paid 30 s. an acre rent for land in 1815, and that working farmers might now be able, by living on bread and cheese, to pay 20 s. an acre; what would the ordinary farmer, cultivating 150 or 200 acres, afford to pay for it?—Fifteen shillings.

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8647. Then the reduction in the rental of that land is 50 per cent?—Yes, in the value of the land, looking forward to what may be expected the next five years.

8648. Do you think that the class out of which tenants used to be got is reduced tenants with capital?—Yes; there are fewer practical farmers; there will be persons with capital who will take farms, but the number of practical farmers with capital is reduced.

8649. From what class of persons have the former tenantry been taken?—The sons of yeomen and farmers.

8650. The capital of those farmers has been almost exhausted?—Yes.

8651. The class from which you used to get those tenants is almost exhausted?—Yes; we find tradesmen taking the land, and they run it out, and then get rid of it.

8652. You state that the land, when it sells in your country, sells principally to manufacturers; do not you think that the neighbourhood of manufactures has very much increased the competition for the purchase of land?—Yes, it has.

8653. If there had been no manufacturers to compete for the purchase of your land, do you think there would have been so many sales?—There would not have been so much competition.

8654. Has the competition been confined to manufacturers?—No.

8655. Have more or less people come from London to purchase land?—Not many in my neighbourhood; there have not been such extensive sales as to induce large capitalists to come.

8656. You stated that there were a good many fluctuations in prices from the end of the war to 1824; can you at all state, during the period of those fluctuations, how the agricultural and manufacturing labourers were off in those years?—In 1816 their condition began to get worse.

8657. Did not it mend again soon after?—I cannot charge my memory with the precise period as regards manufacturers, but the condition of the farmer and farming-labourer improved occasionally after that time.

8658. You find the manufacturers of your district are generally best off when the farmers are best off?—Certainly they are.

8659. Can you speak to the condition of the agricultural and manufacturing labourers during the war?—They were both very well off.

8660. Did you find that the high prices of the war disabled the labourer from consuming more corn and meat?—Whatever the price was they always found money to purchase it.

8661. You think the condition of both was better off during the war than since?—Decidedly so.

8662. The labourers in employ now are pretty well off?—Some of them, but the wages are so low that they cannot live well; their condition is very much worse than it was in the year 1824; I think they are worse off now than ever they have been in my recollection.

8663. Do you speak of the employed labourer?—He has lower wages, but provisions are lower.

8664. Taking the lowness of provisions into consideration, do you think that the employed labourer is worse off than he was during the war?—Yes.

8665. He has less employment in the winter than he used to have?—Yes.

8666. If prices were to rise, do you think you would have any unemployed labourers?—They would all be employed in improving the land.

8667. Do you think the high price of mutton the last four or five years, arising from the rot in sheep, has at all made up to the farmer for the loss of his sheep?—No; many have lost the whole of their flocks. If things were as they have been within the last 10 years mutton would have been 9d. or 10d. a pound, it is so scarce.

8668. The price of corn has been pretty high for the last five years until lately, when it has considerably fallen; was that high price a natural price, or resulting from a deficient crop?—The prices of this year have varied very much, in consequence of the harvest.

8669. Taking the harvests of 1828, 1829, 1830 and 1831, were they good or bad crops?—I think fair average crops, looking to the altered condition of the land.

8670. You think the seasons were good?—Yes, fair seasons, not very productive.

8671. Did you ever hear that there were deficient crops in other districts?—Yes, I have heard that.

8672. That

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8672. That of course would affect the price?—Yes, in some degree; but I think the price of corn would have been much lower had the same quantity been brought to market.

8673. Why has there been less brought to market?—Because there has been less grown.

8674. Then in that case, as well as in the case of loss by the rot, the increased price may not have made up for the loss in quantity?—No, certainly.

8675. Are there many auctions every year?—Yes, some farmers are sold up, others quit their farms.

8676. More than used to be the case?—Oh yes.

8677. What is the loss on implements; if an implement would have sold for 20 s. in 1824, what will it sell for now?—Eight; even less than that; I have attended auctions the last spring myself where the implements have sold at less than one-third of the original cost-price; they were not new, but were good implements; they would have brought three times the amount eight or nine years ago.

8678. Have the parties who have sold at ruinous prices sold because they were ruined?—Some because they were ruined, others because they were in the way to be ruined.

8679. Do you know what has become of those persons who have left their farms under those circumstances?—Some are in a state of pauperism, others have been set up by their friends in other occupations.

8680. Have those been prudent men?—Not all of them; but many of them have been industrious, hard-working men, who have been totally ruined by the alteration of the times, one in my own parish, whose property was sold at ruinous prices.

8681. You state that your poor-rates are stationary; has the management of your poor been improved?—Yes.

8682. But for that would they have been increased?—Yes.

8683. Is your highway-rate increased?—Yes.

8684. In what proportions since 1824?—I should say half; in the year 1826 the highway-rates were three times as much as they had been on an average of the five preceding years.

8685. What are they now as compared with what they were then?—They are lower, because the roads do not require so great an expenditure upon them.

8686. Would those men be employed upon the roads if they could be profitably employed elsewhere?—No.

8687. Are the farmers in a condition to pay this extra attention to the roads?—No.

8688. When they were in their best times they were not in the habit of paying so much?—No; it is partly to find employment for the poor, and partly because the roads generally are in better condition.

8689. Do you think there are many farmers remaining upon the farms who are in fact insolvent, if their landlords were hard enough to put them to the test?—I should think very many.

8690. If the landlords were to compel their agreements to be fulfilled?—I am quite sure many are in a state of insolvency.

8691. What proportion of them?—I know there is a large proportion of them who are insolvent.

8692. You have stated that, as a lime-burner, you have a great number of bad debts?—I have.

8693. Your custom has diminished one-half, and even for that you are not half paid?—Just so.

8694. You say that the retail prices of the country shopkeepers are not reduced to the extent of the wholesale prices?—The prices of the village artisans are not reduced in proportion to the prices of the produce of land.

8695. Have not they also sustained bad debts to a greater extent?—Yes, they tell me so; that they could not live without charging as they do; that is really the fact.

8696. What is the price at which you sell lime?—At 2 s. 6 d. a quarter, eight bushels.

8697. Is that the same price at which you used to sell it?—It used to be 3 s. 6 d.; in my father's time it was raised to 3 s. 6 d.; he was a great improver, and he found such a demand, he could not get any for his own use.

8698. You occupy your own estate?—I occupy 250 acres of it.

8699. What

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8699. What proportion does the land which you occupy, paying rent, bear to that which you own?—I rent 150 acres, and occupy about 250 of my own.

8700. What proportion, in point of quantity, does the cold clay land bear in the district you have been describing to the other sorts of arable land in that district?—I scarcely know how to answer the question, there is such a difference in the quality of it.

8701. Do you think it forms one-fourth of the whole?—Yes, I think it does; that the cold clay land forms fully one-fourth.

8702. Taking the cold clay and middling clay, do you think they would give one-third?—Yes.

8703. Under the prices of 48s. for wheat, which you have contemplated, one-third of the arable land in your district would go out of cultivation?—I am sure that, with the present parochial and other demands upon it, it could not be cultivated to advantage.

8704. The arable land in your district bears a high price, comparatively, on account of the great quantity of grass land?—Yes, it does.

8705. You gave up 150 acres of land because it was not profitable?—I gave up part of my occupation for that reason.

8706. You stated that you were a much larger farmer formerly than you are now?—Yes.

8707. Was the cause of your diminishing the quantity you farmed because you did not find it profitable?—Certainly.

8708. What is the rent you are paying for your best arable land?—From 40 s. to 60 s. an acre.

8709. Do you consider that a high rent?—A very high rent; I will give it up unless it is much reduced, or there is a change of circumstances.

8710. What is the best grazing land let at now?—From 35s. to 45s. per acre; I am speaking of my own neighbourhood.

8711. What is the highest rent you ever paid?—Seventy shillings.

8712. Do you consider the rent of the grazing land fair and reasonable?—No; it is too high with the present payments.

8713. What stock will it feed?—There is land in Leicestershire will feed a bullock of 80 stone, north country weight.

8714. One bullock and two sheep?—Yes; it must be very good land indeed that will do that.

8715. What is the price of labour in your neighbourhood?—We are paying 10 s. a week.

8716. Do you find any difficulty in getting accommodation at the country banks?—There certainly is a great shyness on the part of bankers accommodating, unless they have confidence.

8717. Supposing you apply with good security, do you find increased difficulty?—No, none at all; those who have credit can get money.

8718. Will the country bankers make advances for short periods to graziers of known good character and steady industrious habits?—Oh yes, they will do that if they are persons of known property.

8719. Without security?—Yes.

8720. Will they advance in April to be repaid in October?—They will, if they feel they can rely on the individual.

8721. What is the general rate of interest charged for that period?—Five per cent., besides commission.

8722. What is the commission?—Five shillings a hundred; a quarter per cent.

8723. You recollect the end of the war?—Very well.

8724. Do you recollect at all the stocks of grain on hand at harvest in the farmers' and jobbers' hands?—Yes.

8725. Were they considerable at that time?—Yes; most of the principal occupiers had two or three stacks of wheat by them at this time of year.

8726. What should you say was the consumption on hand at that time?—I should think two months' consumption generally, or more.

8727. What stock is there now on hand?—There is scarcely a wheat-rick to be seen, nor much in the farmer's hand at all.

8728. That state of affairs is quite new?—Quite new.

8729. Do the farmers deposit so largely as they used to do at the bankers?—No; their capital is gone.

8730. Are their dealings with the bankers reduced?—Very considerably. Of course

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course bankers will not advance unless they have confidence; and, for the reason I have before stated, the farmers have no money to deposit. *Mr. John Buckley.*

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8731. In what proportion do you think the accommodation of the banker has reduced since 1824; where they would accommodate 10 men in that period how many will they accommodate now?—Not more than one.

8732. You stated that in some instances rents have not been reduced?—Not in proportion to the change of circumstances.

8733. Have those rents ever been raised to the high prices?—Certainly they have.

8734. To what extent of the war prices were they ever raised?—I have sold wheat myself at a guinea a bushel.

8735. Was the rent ever to that extent?—No.

8736. Was it ever carried beyond 80 s. a quarter?—Yes, I think to the extent of 100 s.

8737. Were those the average rents paid during the war?—There was a great difference. I speak generally.

8738. Do you calculate your meat in selling it by the stone or the score?—By the stone.

8739. How much a stone did it fetch during the war?—I have sold beef here at 1 s. a pound.

8740. What does it fetch at present?—The last I had at market fetched 5 $\frac{1}{2}$ d.

8741. Prospectively, you think 4 d. is as much as can be looked for?—Yes.

8742. Is that for summer grazing or winter grazing?—Winter grazing has so much increased of late years it equalizes the price with summer grazing more than formerly.

8743. It brings the winter bullocks very much to the prices of summer?—Yes, winter grazing is so general now; but it pays very badly.

8744. You stated that many farms in your neighbourhood must go out of cultivation?—Yes, the inferior soils, at present prices, certainly.

8745. How is the state of the population in those parishes as compared with other parts of the country which will not go out of cultivation?—Speaking of my own parish, that is thinly populated, there is a population only of about 400; but some of the land is so thoroughly unproductive that, under the present prices, it must go out of cultivation or be planted. I have planted some myself; it would not pay for cultivation since the depression of prices, though it did formerly.

8746. Are the parishes generally densely populated?—No; I can state one parish in the county of Leicester very thickly populated, and the poor-rates there have been as much as 45 s. an acre.

8747. If those parts of the country should go out of cultivation, what is to become of the people?—I do not know, indeed: they will starve, unless some means of relief are devised.

Mr. Edward Roberts, called in; and Examined.

8748. WHERE do you reside?—At Waterford.

8749. What is your occupation there?—Land-agent generally.

8750. How long have you turned your attention to agriculture?—I suppose about 16 or 18 years.

8751. To what counties can you speak?—The county of Waterford in particular, Kilkenny, Wexford and parts of Tipperary.

8752. Have you, since you have been employed as a land-agent, at different periods visited those counties?—I make it a rule to visit every estate I have the care of at least twice a year.

8753. You have done so ever since you have had charge of the estates?—Of late years I have.

8754. Those estates are situated in different counties?—Yes, in the counties I speak of.

8755. What is the extent of those properties?—In the county of Waterford I manage estates to the extent of 3,000 to 4,000 acres; in the county of Tipperary, perhaps 2,000 acres; in the county of Kilkenny, perhaps 1,500 acres.

8756. Besides the estates placed under your care, in your periodical half-yearly visits you have had opportunities of seeing the cultivation generally throughout those districts?—In my own district, Waterford, particularly so, in consequence of having been instrumental, about five years since, in establishing a farming society, which

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which has been productive of much good ; I speak now of the immediate district of Waterford ; this has brought me better acquainted with the state of the agriculture of that county.

8757. In your periodical visits have you had an opportunity of seeing the state of those counties generally ?—Yes.

8758. You say that throughout those districts, consisting of four counties, the cultivation has improved since the period you first became acquainted with them ?—Considerably.

8759. Is that improvement progressive ?—I think so.

8760. It is still in progress ?—I think so.

8761. What are the marks which indicate that improvement ?—An improved mode of cultivation and a greater quantity produced from the land.

8762. Is there more labour bestowed upon the land ?—I think the labour is better applied, and from the improved machinery ; the implements are better considerably ; we have all excellently constructed cars and carts now, in comparison to what we had some years ago ; iron ploughs are always used in the district I speak of, and instead of having two or three or four persons attending a plough they are usually managed by one person, with long reins, with a pair of horses ; almost universally in those counties within my recollection there were always three persons to a plough.

8763. With respect to manual labour, is the land kept more clean than it used to be ?—I think it is, particularly where it is more looked after by persons managing estates, and an improvement has taken place in that respect ; I think that where the persons have hints given them of what they ought to do they are willing to take them.

8764. Is there a disposition on the part of the tenantry to adopt improvements ?—I think so.

8765. Is the condition of the tenantry improving ?—I do not think it is very much improved, but it is not deteriorated.

8766. Is their clothing better than it was ?—I will not say it is, but I think the habitations of the tenantry are better than they were, and that improvement is increasing very much.

8767. How do you distinguish the tenants from the peasantry ?—The one consists of persons who cultivate tracts of land, and the other the labouring class.

8768. What is the usual quantity of land held by those whom you call tenants ?—From 10 to 50 and 80 acres.

8769. What does the peasant occupy ?—Probably none at all more than a garden, a cabbage garden, or at the most half an acre of land.

8770. Speaking generally with respect to the average quantity of land, what is the rent the tenants pay ?—It varies in different counties ; the county of Waterford varies as to the acres ; at least one half of the county of Waterford is divided into the English statute acre, and the other into our plantation acre.

8771. Will you confine yourself to the English statute acre ; what is the rent of land of average quality occupied by tenants ?—Perhaps 20 s. the statute acre.

8772. Has that rent been reduced since the war ?—It is a reduced rent.

8773. What was the rent during the war ?—At least one-third more than that, in some instances half more.

8774. Speaking generally, you think that the rent has been reduced from two-thirds to one-half since the war ?—Yes, as far as my knowledge will go.

8775. What does the cottager pay for his acre or half acre of land ?—They pay perhaps for a house and an acre of land about 50 s.

8776. Is the condition of the cottier improving ; is his cottage better and his land better cultivated ?—I do not think he has made much improvement himself, except where he has been impelled to it by the admonitions of his landlord, or the encouragement held out by the farming societies introduced into the country.

8777. Do many of those cottiers come over to England in harvest time ?—No ; at least to a degree so insignificant as not to be marked.

8778. Is the condition of the tenants improving ?—I think so.

8779. Under the present rents ?—Yes.

8780. They are not going back ?—No.

8781. Are they gaining a capital ?—Perhaps they are not gaining money, but the land has become better ; they are anxious to improve it.

8782. The gross amount of produce you say is increasing ?—Yes, very much.

8783. Can

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8783. Can you state from what period that start took place?—I think the fair mode of ascertaining the increase of produce would be taking the exports of produce from the city of Waterford for a certain number of years.

8784. Are you prepared with such a statement?—Yes.

8785. From what is it taken?—It is taken from returns made to the custom-house; but I am indebted to Mr. Gilbert, who is manager of the Provincial Bank in Waterford, for the immediate document I am about to submit to the Committee.

8786. You have no doubt of its authenticity?—None whatever. The average is struck from seven years, ending in 1813, and seven years, ending in 1833; and it appears that the produce of bacon, for instance, for seven years, ending in 1813, was 223,369 flitches, and for the seven years to 1833, 361,703, which is an increase of more than one-third. Butter increased more than one-third, from 95,000 to 140,000 firkins. Wheat has increased double, from 67,000 to 143,000. There has been a falling off in oats; the reason of that I apprehend is, that by the improved mode of cultivation they are enabled to get land to produce wheat on which they formerly only got oats.

8787. What is the decrease in oats?—From 195,000 to 135,000 barrels; this is in barrels. In flour there has been a wonderful increase; it is a new trade with us. In the seven years ending 1813 there was only 36,036 cwt. exported; in the seven years ending 1833 there was 348,715 exported; that, being added to the increased product of wheat, shows a wonderful increase of product of that grain in the country. Then the export of live cattle is a new thing altogether: there were none exported in the year ending 1813, and in the year 1833 the exports have been very great indeed; pigs, 37,723; cattle, 3,961; and sheep, 7,978. From this, and from my own observations, I think I am justified in saying the product of the country has increased.

8788. Has the export of last year been greater than in any antecedent year of the same series?—It has been equal to it; the amount of the exports, that is, the value of the exports, from the port of Waterford last year, ending April 1833, was 2,090,457 *l.*, and for 1832 only 2,066,861 *l.*

8789. The money value of the exports in the last year is greater than the money value any preceding year?—Yes; I think I am justified in saying that the quantity of export in 1833 has been greater still than in 1832, in a much greater proportion than the preceding, because the prices of produce have been lower.

8790. Is the effect of the introduction of capital perceptible in the increasing wealth of this district?—There is no increase of capital except what the people are realizing by the improvement of their land.

8791. Are the money prices at which they are sold remitted in the shape of capital to Ireland?—Of course it is money received for produce, which goes out again in rent and expenses.

8792. Is it your opinion that this export from Ireland impoverishes Ireland?—No, it adds to her wealth; we are all anxious for the exports, and to receive money in return.

8793. You have resided in the neighbourhood; is it only theory, or is it your practical experience that the country gets richer?—I think that it gets richer as the export increases; and I think there is a great deal more money made by the smaller class of dealers since the introduction of steam-navigation than there was before, consisting of smaller articles, fowls and eggs and fish, and things of that kind.

8794. If the exports to England were to cease, and the English market to be lost, and Ireland to consume her own produce, would Ireland be a richer country?—Much poorer, I should say.

8795. The effect of the increased demand of the English market is perceptible in your part of Ireland, is it not?—Yes; for instance, the export of live cattle (that never existed before) adds to our wealth; a man who now rears cattle gets a higher price for young cattle than he ever did before.

8796. Is there much jealousy in that part of Ireland at this increase of exports?—No, every one is pleased at it, even the lower class of people, their most ancient prejudices will not allow them to feel a jealousy.

8797. The public opinion in Ireland is in favour of the English market being kept open?—Decidedly.

8798. They are resting not on theory but on the experience of the benefit of it?—Yes.

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8799. What is the price of young cattle which are exported?—They are bought from two to three years old, and are worth from 2 *l.* to 5 *l.*

8800. Have the wages of labour increased since the exports increased?—In my own particular neighbourhood I think they have increased; we never pay less than 10 *d.* a day, and from that to 1 *s.*; I pay my own labourers 1 *s.*

8801. Has the supply of labour increased as rapidly as the increased demand; has it borne an increase in proportion?—I think it has.

8802. Does the con-acre system prevail in any of those counties?—Yes, but not what I understand to be the con-acre; in Connaught there is a kind of supply of food to the peasantry by the farmers of the country; that is what we call dairy ground; but it is confined to the mere supply of potatoes, only one crop of potatoes.

8803. What rent is asked for that single crop?—The land is prepared for the reception of the seed by the tenant, and it is set at the rate of from 5 *l.* to 6 *l.* the statute acre, fit for the reception of his crop.

8804. What does the cottager do with this; does he plant the potatoes?—He plants the potatoes and cultivates it altogether.

8805. Is he bound to keep it clean?—It is the understanding, that from the time he takes possession of it and puts his potatoes into it, he has the sole dominion over it.

8806. When does he pay his rent?—Always before he removes the crop, but there is no definite time for it.

8807. He is not allowed to remove them without paying?—He is not allowed to remove the whole of it, but there is no objection to his digging a certain portion before he pays.

8808. How much will a cottager take of this land?—Near an acre, a statute acre.

8809. How is the increased produce of wheat accounted for; is there much grass land broken up lately?—We are very much in tillage, and from the increased quantity of manure put out on the land it has been made more productive, and there is no corn crop they can grow so profitably as wheat; and where they are enabled, by an increased quantity of manure, to make it produce the best grain, they get that which is most remunerating.

8810. Have they adopted any mineral manure?—None, except lime; that is used to an immense extent in all the counties I speak of.

8811. Is that increasing?—Beyond all calculation, as compared with five years ago; I will give an instance: there is one estate I manage in the county of Waterford containing 1,600 acres; upon that, five years ago, there were three small limekilns, and there were not upon that estate put out more than 500 barrels of lime a year; within the last two years there have been upwards of 12,000 barrels of lime put out upon that property. In my own neighbourhood lime-burning is a trade, and it is a trade that has increased wonderfully; the quantity of lime that is burnt in my neighbourhood and sent up the country a distance of 12 miles is five times what it was.

8812. Tenants will now lead lime 12 Irish miles?—Yes; even 15 Irish miles.

8813. Is there much competition for dung in the neighbourhood of Waterford?—Yes.

8814. The people who do that think the lime improves the soil?—I am no chemist, but I know it has the effect where there is vegetable matter subsisting to be converted into product fit for a crop.

8815. It pulverizes the land, does not it?—I do not think it pulverizes it much.

8816. To what extent will they lead dung from the towns?—The conveyance of that is confined altogether to boatage up the river Suir; the farmers living in the interior of the country do not bring it from Waterford; they pay for about 30 tons, which a boat contains, at least from 6 *l.* to 8 *l.*

8817. The tenants will pay that?—Yes, they do; that will not manure more than one-half of a plantation acre of land; they pay 16 *l.* for the manure of one plantation acre for potatoes.

8818. Is the competition great in Waterford for manure?—Very great; it is sometimes difficult to obtain the dung.

8819. You mentioned a great increase in the flour trade; are there many new mills arising?—Yes, there are some.

8820. Erected lately?—Yes, that have come into work lately; and I believe one cause of the increase of flour is, that heretofore it was considered that from our want

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want of machinery we were not able to compete with the English manufacturer, but now our flour comes to the London market in as good a state as any produced in this country.

8821. Are they water-mills?—Yes; I know of no steam-mill at all.

8822. Is there much grass land pared and burnt in your neighbourhood?—Not very much; it is a thing we rather set our faces against, though I often give permission to do it.

8823. Is the increased produce of wheat raised from land which has been before under cultivation and now under cultivation, or land lately broken up?—From land which has been under cultivation and is now in better cultivation.

8824. Does that observation apply to all the counties you have mentioned?—Yes; I think the arable land is not much increased in those four counties.

8825. The increase of produce, which you say is very considerable, is, in your opinion, produce raised from the old arable land better managed?—Yes.

8826. Is that opinion confirmed by there being no great diminution of the quantity of live stock?—Yes; I think the quantity of live stock reared upon the land has also increased, which is also an argument in favour of grass land not having been broken up much.

8827. That gives the farmer an opportunity of feeding a greater quantity of stock?—Yes.

8828. Is the quality of stock improved?—It is improving very much the last five years, but altogether owing to the institution of the farming societies I have spoken of. We cannot expect the lower class of farmers to be the first in advance in an extensive improvement like that, but some farmers have gone to a considerable expense in importing cattle into that country and improving the breed.

8829. Bullocks of improved breed?—Yes, and pigs also.

8830. Is that beginning to show itself?—Yes; particularly at our agricultural shows.

8831. Independently of those appearances which your agricultural societies present, do you think there has been an improvement within the last five years?—I think there is now an improvement, and it must increase rapidly.

8832. You know that a better breed of animals is spreading over the country?—Yes, and the farmers are aware of it.

8833. What is the course of crops on a wheat farm such as you describe?—They manure with dung or lime for potatoes, after taking the potatoes off they sow with wheat, and they then sow oats or barley with grass seeds.

8834. What do they do with the grass seeds; do they make hay?—Yes.

8835. They do not feed them off?—No.

8836. How long do they let their seeds lie?—Two, three, or four years perhaps.

8837. Is there any dung given to the land except with the potato crop?—No.

8838. On breaking the lay do they sow wheat?—Seldom, almost always potatoes.

8839. They dress with lime for wheat?—They dress with lime for their potatoes, and then sow wheat after that; there is scarcely an instance, except in the county of Wexford, where they sow wheat out of lay.

8840. Is the winter feeding of cattle increased?—No, I think not, except among gentlemen; there is no such thing as stall-feeding among the lower class of farmers.

8841. Are the accommodations for the keeping of winter cattle improving?—No, I think not so much as ought to be, and that is one great fault in the management of the Irish farms.

8842. Do they grow turnips?—The lower class of farmers do not.

8843. The price of cattle has been improving of late, has it not?—Yes.

8844. What would be the price for a three-years'-old heifer?—About 4*l.* or 5*l.*

8845. What is the freight to England?—From 7*s.* to 8*s.*, according to the quantity.

8846. What would an heifer of that kind sell for in the English market?—That I do not know.

8847. What is the rent of the land cultivated in the manner you have spoken of?—The best wheat land I have in view is about 30*s.* an English acre.

8848. What charges besides rent come against that land?—Tithes and presentment tax.

8849. What may be the tithe upon it?—The tithe may be perhaps from a twelfth to a fifteenth of the rent; from 2*s.* to 2*s.* 6*d.*; we should say that was high.

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8850. What should you say was the average?—Two shillings the statute acre.

8851. What is the amount of presentment money?—It is impossible to state that, from the great variance in the mode of collecting it; for until the survey of Ireland is complete, and the taxation is made equal, according to the land, it is impossible to state that.

8852. Is the applotment unequal?—It is very unequal in all the counties of which I speak; I know a good deal of the taxation of the county of Waterford; I am treasurer of it; it is collected by plough-lands, supposing 20 *l.* a plough-land; I know two plough-lands in the county of Waterford, one contains 9,000 acres, the other 148 acres, and those two pay the same sum.

8853. Would a general valuation, as a concomitant measure with others, be of importance, in your opinion?—I should think quite necessary.

8854. You think it is of national importance?—Yes; I do not think any taxation can be put on a fair principle without that.

8855. The composition for tithe is compulsory now?—It is made so by the late Act, but that is not yet carried into effect; the commissions have been named by the Lord Lieutenant, but they have not yet effected it.

8856. Will that be a relief, or otherwise?—A relief to the occupier.

8857. Is it consistent or not with the interest of the landlord?—I think it is consistent with his interest; that it will be an advantage that the landlord and tenant should both know the amount of every charge on the land, and when the land comes to be set that it should be set subject to the landlords paying those charges.

8858. Do you think that it would be the interest of the landlord to take the 15 per cent. offered to him; will that be a compensation?—I do not think that would be sufficient.

8859. Fifteen per cent. is not enough, in your opinion?—I think not; he has to be the collector of that charge, in fact, for the clergyman.

8860. In your judgment, 15 per cent. will not defray the charge?—The landlord will have to pay five himself for collecting it, then the only bonus he receives for standing between the clergyman and the tenant is 10 per cent. for himself, being answerable whether he gets it or not.

8861. In your judgment, the actual cost of collecting it being five, and his insurance against loss from the failure of his tenant being included in the 10, 10 is not sufficient?—I think not; I do not think it ought to be less than 20; it is a subject I have often spoken on.

8862. Do you think it should be five for collecting, and 15 for insurance?—Yes.

8863. What is put down at 15 ought, in your judgment, to be 20?—Yes.

8864. And that not to make a profit to the landlord, but to cover him?—Yes, to cover the loss he will be constantly subject to; for in the instance of his losing rent he is obliged to make good the tithe, without the possibility of recovering it; in the other case the clergy lost it.

8865. What was the amount for tithe before the late Act?—About 8 *s.* on the statute acre on tilled land, when cropped.

8866. Under the Composition Act what is it?—It is not more than 2 *s.*, but then the tithe of agistment and all is valued.

8867. The effect of throwing the charge generally over the land of Ireland is to reduce it on the rent from about 8 *s.* to 2 *s.* on the cropped land?—Yes.

8868. And the composition is effected at a rate which is made permanent?—Yes.

8869. You have mentioned that about 30 *s.* is the rent of the wheat land by the statute acre, wheat land which will bear a crop of potatoes, a crop of wheat and a crop of oats running with only one manure?—Yes.

8870. What is the rent of the dairy farms?—They are much the same; they are mixed; a dairy farm, a wheaten farm, and grass; part of the dairy farm is occasionally converted into wheat land, and so on.

8871. Where is the best feeding land in those four counties you have mentioned?—In the county of Tipperary there is a great deal of feeding land, in the county of Kilkenny but little.

8872. Will a statute acre of this feeding land fatten an heifer?—Oh yes, I should say so.

8873. More than that?—Yes.

8874. An heifer of what weight?—Six hundred weight.

8875. Where

8875. Where they are fed in a course of summer grass?—Yes, if it is good land.
8876. It will feed a 48-stone heifer fat in the summer?—Yes.
8877. What would that land let for?—It will let for 30 s. a statute acre.
8878. That land would pay tithe under the Composition Act now?—Yes, about 2 s.
8879. Under the former arrangement of agistment it would have paid nothing?—Just so.
8880. What proportion does that land bear to the average land?—I think they are nearly half and half through those counties.
8881. The effect of the Composition Act has been to lower the payment from 8 s. to 2 s. an acre on the tilled land?—Yes.
8882. That has been obtained by throwing upon the other half the charge?—Yes.
8883. Has not that been productive of great relief to the landholder?—Yes, certainly.
8884. Would the oats and barley pay 8 s.?—They paid 6 s.; 6 s. for hay, 8 s. for potatoes and wheat, and 6 s. for oats, barley and hay.
8885. Do you pay 2 s. when it is in seed?—No, not unless we cut it into hay.
8886. You said that 16 l. worth of manure was laid on an acre for a potato crop; what would the potato crop be worth?—If done well, if well tilled, that would produce 30 tons to the plantation acre, or 20 to the statute.
8887. What is the price of a ton of potatoes?—About 30 s. a ton.
8888. What wheat will it produce?—I have known some land of a very rich quality, 30 s. an acre land, which will produce 12 barrels, of 20 stone to a barrel, of wheat. I speak of a district in the county of Kilkenny, rather an extreme case.
8889. Suppose you reduce it to the average of 30 s. an acre land, beginning with potatoes, what weight of potatoes, on the average of years, within the extreme case, will 30 s. an acre land produce?—Sixteen tons.
8890. Of wheat how much?—Eight barrels, of 20 stone to a barrel, that is 160 stone.
8891. Of oats or of barley how much?—Ten of oats, twelve of barley.
8892. Then it is sown out with seeds?—Yes.
8893. How many tons of hay will it bear?—On an average two.
8894. What quantity of manure will you give for a potato crop?—About 35 tons of dung to the statute acre.
8895. That would be the only manure in this course?—Yes.
8896. What is the value of that?—That 35 tons would be about 11 l.
8897. You mentioned a particular farm you had in your eye, in which this 30 s. an acre land was; what was the county-rate of that farm?—Perhaps not more than 8 d. an acre.
8898. All the charges coming against this acre of land yielding this produce would be 30 s. rent, 2 s. to 2 s. 6 d. tithe, and 8 d. county-rate?—Yes.
8899. There are no other charges?—None.
8900. When you spoke of a statute acre, you meant to refer to the statute acre as giving this produce?—Yes; I am confining myself as much as I can to the statute acre; my own calculations are by the plantation acre, and I must make them one-third less.
8901. How many stones are there to each barrel of oats, barley and wheat?—Fourteen of oats, 16 of barley and 20 of wheat, and 14 lbs. to each stone; the produce of potatoes I have ascertained by weighing over and over again.
8902. As to the produce of butter on this 30 s. an acre grass land, how has that been in the average of years; will an acre carry a cow?—No; a milch-cow requires a great deal; it will take two acres of that 30 s. an acre land to keep a milch-cow; she will give 1½ cwt. of butter if the dairy is well managed.
8903. What was the value of that the last year?—About 4 l.
8904. And cheese?—We do not make cheese at all.
8905. Is the quality of your sheep improving?—I think it is pretty stationary; when I speak of Wexford, Waterford and Kilkenny, they are not sheep counties; Tipperary is rather a sheep county, but the others not.
8906. Have any sheep been imported from England of improved breeds?—I doubt whether we could improve the Tipperary sheep.
8907. Is the wool good?—Yes.
8908. What is the price of the wool?—I was offered 17 s. 6 d. for a stone of 16 lbs. when I left the country.

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8909. What will the clip of the Tipperary sheep be?—It ought to clip from 6 lbs. to 7 lbs.

8910. A hogget how much?—From five to five and a half pounds.

8911. Do they resemble the Leicestershire?—Yes, they are very large sheep; they are called dexters.

8912. The wool would fetch now above 1 s. a pound?—Yes.

8913. Do you think that Ireland is impoverished by the rents of absentee landlords being transmitted to England or elsewhere?—I think so.

8914. In what way do you think that impoverishes Ireland?—By the want of expenditure in the country; wherever you take a district of a country in which there is a resident landowner there is rarely a want of employment for the people, and there is a degree of civilization and comfort that does not exist in those districts deserted by the landlords; and therefore I am justified in saying that if money was spent in those districts, as it is where there are resident landlords, the country would be much better off.

8915. Do you not think the tenants may receive some advantage in return?—I do not see what advantages they could receive commensurate with those arising from resident landowners.

8916. Do you think that for the rents sent over from Ireland to England there is no return to Ireland in any shape?—I think nothing equal to having the money spent at home; I do not see what we get which we should not, besides the example of the resident landlord.

8917. What is the moral effect produced, in your experience, by the absence of the landlord, contrasted with the result of a gentleman residing, attending to his estate?—The moral effect is very great; wherever we have a district inhabited by resident landlords there is a general improvement in the condition of the people, a greater degree of civilization and education, and a kinder feeling amongst all classes, and there is not much want of employment; take a district where that is not the case, and it is the contrary.

8918. Must not a landlord with distress under his eyes be more disposed to relieve it, than where he merely hears of it?—Certainly.

8919. Is it not the truth that in the county of Kilkenny there are fewer absentees than in other counties in Ireland?—Yes.

8920. And yet Kilkenny has been more distressed than some other counties?—It has, from having been one of the best counties in Ireland, become much the contrary; but that has been produced in a great measure by the unfortunate question of tithe. I look upon our county of Waterford to be one of the best counties in the south of Ireland, and that county contains more of resident landlords.

8921. Has there been anything of what is called clearing of estates going on in those counties? In the county of Waterford to a small extent, but not much.

8922. Is the population increased in the agricultural districts upon the whole, and is it increasing?—I think it is rather increasing; but wherever there are resident landowners I do not see that there is much unemployed labour.

8923. Is the population increased in the towns, Waterford, for instance?—I think upon the last two censuses the population was nearly equal.

8924. You spoke of the condition of the tenants and the peasantry; what is the condition of the resident landlords?—The resident landlords are in general in debt; but I think that the landlords now, being inclined to be less expensive than they were heretofore, are not getting worse in their circumstances.

8925. Their expensive habits are reduced?—Yes.

8926. Together with the large reduction of rent they have made, varying from one-third to half, their habits of expense have been diminished in an equal degree?—I think their habits of expense have been very much diminished.

8927. Has the legal rate of interest fallen in Ireland?—It has; there was no instance of a man getting money five or six years ago at less than 6 per cent., and now I should not feel inclined to lend money to a man that offers it; 5 is the general rate.

8928. Has not that been productive of convenience to the persons occupying property?—Yes.

8929. To what do you attribute that increased facility of lending money?—A man gets but 3 per cent. in the funds, and 5 per cent. inland.

8930. Have there been new banks established lately in that district?—Yes, the Provincial Bank and a branch of the Bank of Ireland.

8931. Has that had any effect?—I think it has had the effect, in the increased facility

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facility of the money transactions, of perhaps raising the prices in some degree; but that has not given the landholder the power of getting money at less interest.

8932. How long is it since this Provincial Bank and branch of the Bank of Ireland has been established in your neighbourhood?—Eight or nine years.

8933. How long has the increased facility of obtaining money been existing?—Eight or nine years.

8934. They have been contemporaneous?—Yes, but there has been no instance of one of those banks granting money to the landed proprietors on the security of mortgage or judgment.

8935. Have not the facilities increased the means of obtaining money?—No, I do not think they take advantage of it.

8936. In what way do you conceive they contribute?—By the transactions of mercantile men; it furnishes them with the means of obtaining money for their bills, which they had not.

8937. You were understood to say that they were established in the agricultural districts?—Yes; in Waterford, Kilkenny, Clonmel, which I call agricultural districts. The tenantry receive but little advantage from the Bank more than that the merchant is enabled, by obtaining money, to come more frequently into the market.

8938. The tenant is by that enabled to pay his rent better to the landlord?—Yes; and it is to his advantage.

8939. Is it your opinion that if tranquillity were happily restored to that country that the rate of interest would be lowered?—Yes; I think it would be a rapidly improving country if we had tranquillity.

8940. Do you think that would bring down the rate of interest?—I think that would be the greatest means of doing it.

8941. What, in your opinion, would be the effect on the landlords of Ireland of the rate of interest being lowered?—I think they would be able to have more consideration for their tenantry than they have at present; I think, in general, men who are not distressed in Ireland, landowners, are really inclined to benefit their tenants, but from the necessity under which many of them are, they are in a great measure disabled from doing so; they are obliged to require from the tenant what they would not if they had greater means of meeting the charges they are subject to.

8942. Any fall in the rate of interest which diminished the burthen pressing upon him you think would operate fairly in reduction of rent?—I think that it would operate to the reduction of rent.

8943. Do you think the landlord is inclined to make a larger reduction than it is in his power to do?—Yes; I think there is a much better feeling between the landlord and tenant than there was formerly, and that the landowners have become more convinced that the union of interest between themselves and their tenants is desirable for both, and that where they can afford it it was better for themselves to consider it.

8944. You think there is a more kindly feeling arising?—Yes, I think so.

8945. The English demand increasing, a larger growth of wheat has not been accompanied by a demand of larger rent on the part of the landlords?—No.

8946. And you think that the landlord would gladly grant a further reduction if necessary?—Yes, if it is required, and that he was enabled.

8947. Are you aware that the trust funds in the Court of Chancery in Ireland can be lent out only on a fixed rate of interest?—I am not.

8948. If that interest were fixed by law at five per cent., and could be reduced to four, would that be a benefit?—Undoubtedly.

8949. Does the tenant generally hold of the landlord direct, or is there a middleman?—In general he holds of him direct, but there are middle-men.

8950. Do you think a return of tranquillity is likely to be obtained?—I think if that unfortunate question of tithe were once set at rest; I see no other cause for agitation at this moment.

8951. You say that the reduction of rent, arising from the landlord receiving greater accommodation, would be an ease to the farmer; do you believe there is no other mode of relieving the farmer?—I do not see any other.

8952. Do the prices of his produce enable him to pay his rent?—As far as my experience goes, they generally pay their rents.

8953. If there were a rise in the price of produce would not that have the same effect?—Undoubtedly, it would enable them to pay their rents better.

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8954. In your experience, when were the farmers best off?—Perhaps in the years 1812 and 1813.

8955. Did that arise from the higher price of produce?—Yes; but I doubt very much whether they were better off then; they paid higher rents; I think they are as well off now as they were then, because their rents have been reduced.

8956. Were their rents at that time exactly in proportion to the price of produce?—They were in the proportion of one-third or one-half to what they are at present.

8957. Were they then as high in relation to the price of produce as they are now high in relation to the price of produce?—I do not think they were.

8958. You said they were more highly rented?—Yes; but I think their habits were more lax; they were less careful of their own interests than they are now.

8959. Was the landlord better off in those days?—He had more money to spend and he spent it.

8960. Was not he then more lenient to the farmer?—At that time almost any rent that was asked could be paid, and the landlord exacted everything he could.

8961. Has there been any diminution of the capital of the tenant since 1812 and 1813?—I think, taking the Irish tenantry generally, there is very little capital amongst them; as to money, there are very few tenants who, if a bad year comes, have capital to meet it; each of them looks to the yearly produce of his land to pay his rent.

8962. Who stocks his farm?—Himself; when I speak of capital, I mean money laid by, surplus capital.

8963. Do you call a farm of 100 acres a large farm?—Yes.

8964. Do you find a difficulty in getting tenants to take farms?—No, they are always anxious to take farms, and that too large for them; a farm cannot be too large for a man having knowledge and capital, but in comparison to their knowledge and capital their farms are too large generally.

8965. You do not find tenants provided with capitals to take such farms?—No; I think farms of less extent would be better for them and their landlords.

8966. Ten or 15 years ago did you find any difficulty in getting tenants for such farms?—No; but there was then a greater difficulty in getting good tenants.

8967. Were the labourers as well employed at that time as now?—I think much the same.

8968. You think the improvements of the farmer do not enable him to employ more labourers?—In that country at the present time they till their lands much better than they did then; they have been induced to it by necessity. If a man had 100 acres, perhaps two or three fields of that would pay his half-year's rent, now he is obliged to make each part of his farm more productive; but another source of the increased employment of labour is the greater quantity of new roads making in our counties.

8969. One source of the comparative prosperity of the farmer now arises out of the circumstance that there was some richness in the soil previously undeveloped, and which necessity has compelled him to develop now?—Yes.

8970. Can a tenant of good character procure accommodation with the provincial banks without lodging a security?—I know no instance of a tenant going for accommodation unless his landlord unites with him.

8971. Would they make those advances for a short period which would enable him to hold over his crop till the prices might rise?—I know of no instance of it; in general the tenant goes to the landlord and makes an excuse, and requires time.

8972. If the landlord obliges him to make a punctual payment, how does he meet that inconvenience?—He may then get his landlord to take his name on a bill and go to the bank with it, and in that way receive accommodation, the landlord putting his own name of course.

8973. Who pays the discount?—The landlord generally.

8974. What is the rate of discount?—Five per cent.

8975. Is there much cider produced in the county of Waterford?—A good deal.

8976. What is the rent of an orchard per acre?—It is seldom rented by the acre; it depends upon the produce of the year; when it is set it is according to the number of hogsheads it is capable of producing.

8977. How many hogsheads will a good orchard produce in average years?—They vary from one acre to 20 acres, and produce proportionally.

8978. You do not know what the price is?—No.

8979. Nor

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8979. Nor the rent per acre?—No.

8980. Has much land been drained lately?—No, not so much as ought.

8981. Is there a great tract of land capable of improvement by draining?—Yes, I think so.

8982. Is that capable of yielding a large return of capital employed?—Yes.

8983. When any portion of land is drained what is the first crop raised?—They generally raise potatoes out of it.

8984. Is the growth of rape much increased?—It does not exist much with us in those four counties.

8985. What is the land you speak of that requires draining?—Wet clay land.

8986. Do you find any difference in regard to the liberality to their tenants between absent and resident landlords?—I think absentee landlords, if they employ judicious agents, are generally liberally disposed to their tenantry.

8987. It has been observed that they are, in fact, more liberal; is that your experience?—I think they are generally as much so.

8988. Kilkenny has been very much distressed?—Yes, it has.

8989. To what do you ascribe that?—Chiefly to the unfortunate question of tithes.

8990. You stated that tithes were only 2 s. an acre?—It is the principle of tithes, not the amount; the feeling is against the principle more than against the amount.

8991. You mentioned the fact that you had not many turnips in that part of the country?—No.

8992. Do not you think if you introduced a rotation of turnips it would be beneficial?—I think it would, particularly on the light soils.

8993. Is there any prejudice against turnips?—No, it is a mere want of knowledge; and I think if we had knowledge and capital our rents are not too high; it is for want of that our rents are complained of; with all our light lands it would be very beneficial.

8994. Do not you think that your climate would be very favourable to them?—Yes, I should think so. I have seen very fine turnips on the lands of gentlemen in different parts.

8995. Has the unwillingness to pay tithe been connected with an existing unwillingness to pay rent?—No; I know no instance of a systematic resistance or unwillingness to pay rent; but there has been, and it has existed latterly, much more strongly an objection to paying tithe.

8996. If the Composition Act were carried into effect, do you think the same feeling would exist?—The landlord would, in that case, be generally obliged to collect it, and it would in time, I am sure, become altogether forgotten, being mixed up with the rent.

8997. Has the Sub-letting Act been put into execution in the counties you are acquainted with?—There has been no clearance, except in one or two trifling instances.

8998. In those cases what became of the ejected tenants?—They were obliged to go on mountainous lands and be provided, or go into the towns.

8999. Is there much mendicancy in your county?—I think not to a very great extent. I think the introduction of the poor laws, with a modification, would be a benefit to Ireland.

9000. Do you think there is a machinery in the different parishes to conduct them?—That is the greatest difficulty.

9001. Has there not been a large amount of subscriptions disposed of in those counties during the distress?—Yes.

9002. How have those funds been managed?—By committees in each parish.

9003. Would not those committees be applicable to conducting the poor laws?—They would in some instances, but in other parishes there are no persons of respectability.

9004. Would not that be obviated by creating larger districts?—I am not prepared to speak of that. I have always seen a great difficulty in forming a machinery for managing the poor laws. The support of the poor is now altogether thrown upon the farmer by voluntary contributions. At this season of the year you will scarcely go into a farmer's house at 12 or one in the day that you do not see many mendicants at the door; he does not give them money, but food.

9005. What do you suppose a farmer of 100 acres gives in the course of a year to those straggling poor?—I am satisfied that such a man, every day of his life, does not give away less than from one to two stone of potatoes.

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9006. It is the custom of the country always to give?—Yes; the mendicant never goes to the farmer's house without getting food.

9007. The whole weight falls on the occupier, the poor depending altogether on casual charity, but which, though casual, is systematic?—Yes.

9008. How are those potatoes given?—Generally dressed, at the time of their meals, and sometimes they are given raw.

9009. Do they dress two stone of potatoes more than they want?—They always boil more than are consumed; they feed their pigs with the remainder.

9010. At this period of the year there is less money circulating among farmers than at any other?—There is.

9011. Suppose there was a small rate levied for the support of the poor, by the acre, and levied monthly, and paid to the poor, would not that come back to the farmer in the purchase of produce, and keep up a greater circulating medium?—Yes, I think it would.

9012. It would serve to raise a ready-money market nearer home?—Yes; but the great effect of the poor law would be to take the onus off the occupying tenant and throw it more upon the landlord, which I think should be.

9013. If any means could be found for the introduction of the poor-rate, would it make the poor more immoral and less careful of their aged relations?—No, I should say not.

9014. Would you confine it to the aged and infirm, or include the able-bodied labourer?—I would confine it to the aged and infirm; I am afraid, from the habits of the peasantry of Ireland, they would be too fond of taking advantage of that provision, in their present state of education and principle.

9015. Taking your own parish, which you know the state of well, with their extent, what do suppose would be the amount necessary to be levied to support the sick and impotent poor?—I have never made the calculation, but I should think it would be very trifling.

9016. What is the population of your parish?—I cannot say.

9017. You are treasurer of the county of Waterford?—I am.

9018. Have you seen the Bill before the House for the alteration of the grand jury laws?—I have.

9019. Do you approve of that Bill?—I think there are some good points in it.

9020. Do you think that one Bill applicable to the regulating the machinery and the system, and another Bill which shall contain a consolidation of the laws to be applied to the machinery, would not be better than the present Bill before the House?—I think it would be better, where the measure is to be introduced, that the number of Acts which now exist should be altogether repealed and another law introduced.

9021. Do you know that there are 184 Acts now in existence?—There are.

9022. Does not a great confusion arise from those being mixed up with other matters?—I think the grand jury laws in Ireland are not very clearly understood.

9023. Do you conceive there could be any difficulty in applying the balance in the treasurer's hands from one assizes to another to the payment of current expenses in the repair of the roads?—I do not think there would, provided there was a sufficient security to insure that the money was properly expended.

9024. Without referring to your own practice, do you believe it to be the usual practice of treasurers in Ireland to apply the money remaining in hand to the discount of bills to their own advantage?—I do not believe it to exist to any extent; I never do it, but I turn it to account by advancing it to persons who have got presentments, to enable them to pay for the work they have undertaken, and by that means they are enabled to do the work better, and with more advantage to themselves and the public.

9025. Do you charge a discount upon it?—I do.

9026. Do you apply that to the profit of the county, or your own?—To my own.

9027. What is the salary paid to the treasurer of the county of Waterford?—Two hundred pounds a year.

9028. In addition to the salary he derives the profit of the discount of this money in his hands?—Yes.

9029. Is there any strong feeling on the part of the farmers in favour of the poor laws?—I do not think there is.

9030. Or by the peasantry?—No, they do not appear to have thought of it.

9031. Would you think it an improvement if the assessment made for certain purposes

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purposes within a barony were left to the management of the magistrates and principal rate-payers of that barony exclusively?—I think many instances exist in which there would not be a sufficient number of proper persons to execute the machinery in each barony.

9032. Do you know any barony in Ireland which could not furnish 12 rate-payers and a magistrate capable of overseeing and assessing the amount upon it?—I must speak merely of my own county, which is almost the smallest in Ireland; in my own county I do not think there is.

9033. Would you not think it an advantage if all the great county expenses which are borne by the county at large, such as police, gaols and salaries, were left to the meeting of the county, assembled at grand jury?—I do not think that much improvement could be made upon the administration of monies at present under the control of grand juries.

9034. Do not you think if grand juries had the power of investigating the police account, and the mode of expending the money, a considerable saving might be made?—That I am not capable of judging, for I do not know how those accounts are made up.

9035. Have you ever known it the case that grand juries have been obliged to present, on their oaths, sums of money over which they have no control?—Yes; I think the outcry has been raised against grand juries that they are not at all deserving of. If you look to the mere theory of the administration of laws in a country, where can you get a class of persons who are more likely to administer them impartially and honestly than the persons at present entrusted with it, the grand jurors of Ireland? Some abuses must exist, and will exist, in every institution; but I believe myself that, at the present day, (I know that years ago there were abuses to an immense extent, but of late years those, I think, have been removed,) they are generally as pure a body of administrators as are to be found.

9036. If grand juries had a power over the sums which they now are obliged to present by instruction from the Lord Lieutenant, do not you think that the gross amount might be so reduced as to operate beneficially to the landowner?—That I am not prepared to answer, because I do not know how the accounts are made by the Lord Lieutenant.

9037. If there be abuse in the system, the weight of that abuse falls first upon the occupier, and then eventually upon the landlord?—Yes.

9038. How is the police-rate raised in the county?—By a tax upon land, in the same manner as all grand jury rates are raised, by an acreable charge.

9039. And paid to you as treasurer?—Yes.

9040. What is the amount of the rate in Waterford?—About 2,500 *l.* a year.

9041. What is the population of the county of Waterford?—From 120,000 to 130,000.

9042. Is the whole of that rate raised in the unequal manner you have mentioned?—Yes; and it cannot be altered unless a new survey and assessment takes place.

9043. Do you think it desirable that a new survey and assessment should take place?—Yes.

9044. Is it allowed by the Act to be carried by the landed occupier as the landlord's disbursement, or does it fall upon the occupier himself?—It falls exclusively upon the occupier at present.

9045. Supposing a tenant 15 or 16 years ago took a grass farm, which under the agistment law was not made liable to tithe, and under the present composition law that grass farm is now subjected to about 2 *s.* an acre, practically on whom has that increase fallen; does the tenant deduct it from his rent, or does he pay it in addition to the rent that he stipulated to pay?—He must pay it in addition to his rent, if his lease takes place previous to the introduction of the composition law.

9046. The whole of the increase, whatever that may be, is borne by the tenant and not by the landlord?—Certainly; but in the counties that I speak of we have no district farms of that description. I think myself that if you could introduce a feeling into Ireland of the landlords doing more in the way of habitations for the tenants, it would be the best way of improving their condition. I know that a great deal of feeling exists in England with regard to the people being badly fed; I do not consider that to be the case to the extent imagined; I am inclined to think that the food of the potato is as good and as nutritious as they desire to have,

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and they prefer it to a great many other kinds of food ; but I think the great want in Ireland is good habitations for the tenants ; I think if that were well done, it would be the greatest means of civilizing the country, and leading them to set a more proper estimate upon themselves and their labours.

9047. Does not the thatching take a large portion annually of that which ought to be given to the land?—Certainly.

9048. Do you think if timber and slates were used in building it would be a great improvement?—Yes. We are obliged to have recourse to an inferior description of timber, which is used to a great extent, but must be a great loss ultimately to the proprietors.

9049. Do you think that the introduction of Baltic timber would be beneficial to Ireland if the duty were reduced?—Yes.

9050. Have the landlords in Ireland a deep interest in the reduction of the duty on Baltic timber?—I think they have a great interest, and I think the improvements that can be made upon estates in Ireland can be done at a very trifling expense by the landed proprietors ; that there is nothing that would contribute so much to the improvement of the country as this ; I speak now of building houses. The tenantry in Ireland unfortunately do not value their time or their own labour so much as they ought, and the landlord has an opportunity of making improvement at an expense you have no idea of, it is so small ; for instance, if a landlord wishes to get a good house for his tenant, all he has to do is to provide timber and slates and tradesmen's implements ; the tenant is perfectly satisfied, if that be given to him, to raise stone and to send for lime and sand, and employ his own labour and that of his horses and everything, provided the money actually paid is expended by the landlord, because the tenant does not value anything but the money ; he does not value his labour as he should, and therefore an improvement can be made at an expense, trifling when compared with what it is done at in this country.

9051. Do you think that every 100*l.* advanced by the landlord would be covered by an outlay to the amount of 100 *l.* on the part of the farmer?—Much more ; I can build, through a tenant, for 30 *l.* a house that I could not build myself for 100 *l.*

9052. What is the charge upon the peasantry for the support of the Catholic clergy in the Catholic places of worship?—That I am not prepared to say.

9053. Are they not obliged to build their places of worship to a large extent?—Yes ; but Protestants contribute largely, both in money and ground, for building.

9054. When you say that the charge for tithe is 2*s.* an acre, do you include the church-rate in that?—The church-rate I did not take into consideration, for it exists to a small extent, perhaps a penny or three-halfpence an acre.

9055. Then it does not press much upon the tenants?—No.

9056. Are you aware that any Baltic timber is imported now into the south of Ireland, having been previously landed in Canada?—No, I am not aware.

Mr. *William Armstrong*, called in ; and Examined.

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9057. WHERE do you reside?—I reside in Dublin, and occasionally in the county of Armagh.

9058. What is your profession?—I am a civil engineer, surveyor and valuer of land.

9059. What is the part of Ireland with which you are best acquainted?—I am best acquainted with the north and north-eastern districts of Ireland, the counties of Antrim, of Derry, Tyrone, Monaghan, Armagh, Down, Fermanagh, and Louth ; but I am also acquainted with the counties of Meath, Westmeath, Dublin, Wicklow, Kildare, Galway, Mayo, Cork, and, generally speaking, with all Ireland.

9060. Of what county are you a native?—I was born in the county of Tyrone, but having been intimately connected with the county of Armagh for 25 years, I consider that the county to which I belong.

9061. You are a proprietor in Armagh?—I am to a small extent.

9062. In the course of your business have you frequently visited those different counties, so as to form an estimate of their improving condition?—I have been almost in the constant habit of visiting them all in the line of my profession, but some of them not so frequently or to such an extent as others.

9063. Should you say that in the last 10 years the condition of those counties generally has improved?—Particular districts, estates and towns, which I could point out, have improved very much.

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9064. When you say that districts have improved, do you mean large tracts, such as counties?—No, I mean particular parts of those counties.

9065. Throughout those counties some districts have improved, and others have not?—Just so.

9066. And there are districts in each of those counties to which that observation applies?—I think so; but the county of Down has, in my opinion, improved very much generally within my recollection of it.

9067. Does it continue improving up to the present time?—Yes, I think it is the most improving county in Ireland, speaking of the whole of the county.

9068. First of all, with respect to these peculiar districts in the various counties where you have observed improvement, have you been able to trace the causes of that improvement?—Yes; I think I can account for it by the care of particular landlords, who, from paying attention to their estates, and the wants of their tenantry, inspire them with a taste for comfort, industry and cleanliness, and with a confidence that no unfair advantage will be taken of their improvements.

9069. Then the improvement which has taken place in the county of Down particularly, and the general improvement which you have remarked in other counties, is, in your opinion, to be ascribed to the care and good feeling of the landlord?—The interest of landlord and tenant I consider inseparable, and the improving state of the districts to which I refer is to be ascribed to the fact that both have, in these instances, consulted alike their duty and their interest. In many of these districts, however, the tenantry are a people of rather superior taste and information, perhaps not altogether the effect of this improving state.

9070. Where this improvement has been remarked by you, has there been any general mode of management which is peculiar, either large farms or small farms, or any particular management which has conduced to this improvement?—I do not know of any general management, but in many of those districts to which I refer the subdivisions of land are less numerous. There are more resident gentry and landed proprietors, who, by their presence and example, diffuse a general taste for improvement, and endeavour to prevent the pernicious practice of subdividing lands.

9071. Is it your opinion that where the landlord has large and small farms upon his estate avoiding the subdividing has been advantageous?—Yes.

9072. Advantageous to the landlord or to the tenant?—I consider it advantageous to both.

9073. In those counties, particularly in the northern counties to which you have alluded, is there not some manufacture carried on?—There is.

9074. Is not that manufacture advantageous, as increasing the demand for labour?—Necessarily; but the manufacture of linen is now very partial, and by no means carried on to that extent to which it was some years back.

9075. So that the manufacture is decreasing?—The manufacture has greatly decreased from what it was in the war times, and 15 years ago.

9076. Have labouring wages fallen?—Yes, they have, for labourers are now to be found in the north of Ireland who would be glad of permanent employment at 10 *d.* a day board wages.

9077. What used they to get?—They got more, nearly double, in the war times.

9078. Are those labourers better off now with their 10 *d.* a day, and the lower price of provisions, than they were formerly when they had higher wages, but a higher price of provisions?—I think they are not so well off, generally speaking, as they were; the poor are very numerous, and a general depression pervades the working classes.

9079. Speaking generally, should you say that the labourers in the counties you have remarked are worse off than they were, or better off?—We have, in the north-eastern districts of Ireland, but a very limited number of men solely dependant on daily labour for others; but I consider the condition of this number decidedly worse, inasmuch as the farmers now employ in agriculture the individuals of their own families, whom they formerly occupied at the loom or some branch of the linen manufacture, for sole labourers, therefore there can be very little employment, as the great majority of the farms are from five to 10 acres.

9080. Do they not almost all manufacture a little as well as keep a farm?—Considerable numbers of them do, but they say it is not worth while, as they have so little from it.

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9081. They used, when the trade was better, to manufacture as well as farm?—They did, and some of them do so still.

9082. Then their rent is made up partly from their interest in manufacturing, and partly from their interest in their land?—Yes; but of the former to a very limited extent; they say themselves that it is not worth while either to weave or to sow flax.

9083. What sort of rents are they paying now upon these small holdings of from five to ten acres?—They pay for good land from 30 s. to 35 s. an acre; but this varies very much, according to local circumstances, situation, quality of land, and mind of the landlord; upon the last it very much depends, as the possession of the least piece of land is looked upon to be of so much importance, that a tenant will struggle to pay any rent rather than forfeit it.

9084. How much has that rent been reduced since the war?—In some places 10, in some 15, in some 20 per cent.; but, on the whole, the reduction has not been so great in the northern as in the southern counties, the rents in the former never having in prosperous times risen to such a height as to require any considerable reduction on a reverse of circumstances, as in many of the latter; but, as I have before said, it depends greatly on the mind of the landlord.

9085. The competition for land is very great?—Yes.

9086. Any landlord can obtain almost any nominal rent that he pleases?—He may, arising from this great competition for land.

9087. Has he reduced his nominal rent or not?—Generally speaking, he never imposed it; I did not mean, nor do I insinuate, that landlords in the north of Ireland take that arbitrary advantage of their tenantry which the circumstances of the country would often enable them to do.

9088. Generally speaking, taking land of the average quality, how much is it charged an acre to those small holders?—From 18 s. to 28 s., varying according to the circumstances I have before mentioned.

9089. Is there generally a small cabin to this land?—Yes.

9090. Is that given in by the landlord?—It is always given in; perhaps the occupier built it himself. I am called upon to value a good deal of land, and the house I never consider as enhancing the value of the holding. I would here just remark, that in the whole course of my business as land-valuer I have never been directed by any landlord to value the improvements of the last lease upon the then tenant.

9091. What is it built of?—Generally of stone; but where that material is inconvenient or difficult to be procured, of mud, and in most cases white-washed.

9092. How is it covered; with slate?—Not in general with slate; but it is becoming of late very much the custom to slate their cabins, particularly where there are good landlords.

9093. Who finds the slates?—The landlords sometimes; I know landlords who did find slates for their tenants, and others who promised them on the condition that they should build good and comfortable houses.

9094. Which are those landlords who so act; are they the absentee landlords or the resident landlords?—The resident landlords, or those who occasionally reside in the country.

9095. Which estates throughout the whole of those numerous counties that you mention are the most thriving; the estates of those who reside a portion of the year in Ireland, or those who live there very rarely, if ever?—The estates of those who visit them personally; I know one exception to this, however.

9096. As a general rule, you would say that the peasantry and the farmers were happier on the estates of those who resided or visited annually than of those who did not?—I do mean to say that; and I mean to say also, that where absentees commit their estates, and depute their own legitimate protection and authority to others, the effect is very visible, and the consequences are often deeply felt; exceptions there may be; but where a landlord abandons his property for a series of years, it is vain to expect that that care will be taken, or that attention paid, which his own presence would ensure.

9097. Is the gross produce in those counties which you have mentioned increasing or decreasing?—The gross produce is increasing, but the population is also increasing very much.

9098. In a more rapid ratio than the produce?—I think so, certainly.

9099. Is wheat grown more than it used to be in that part of Ireland, in the northern

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northern counties?—It is; I know districts where, 20 years ago, the growing of wheat was never thought of, which now produce excellent wheat.

9100. Are the exports of wheat to England increasing?—Yes, I am sure they are.

9101. Is the milling trade increasing; are there more mills rising up for the making of flour?—I cannot say that; I do not know of anything of the kind lately erected in that country, except one mill which a nobleman has built.

9102. You know only of one?—Only of one in that part of the country, at Caledon.

9103. Is there much old grass land broken up in the north of Ireland?—It is all broken up, the whole country being under tillage.

9104. How has this increased quantity of wheat been raised; by what manure have they been able to do it?—Chiefly by lime; the soil, however, must be naturally congenial to its growth.

9105. Is the quantity of lime which is used increasing?—Yes.

9106. Every year is it increasing?—Yes, I rather think so; but in some districts it is very expensive, and those who would wish to use it have not the means to procure it.

9107. How far will the tenants lead lime now in those northern counties?—Sometimes six, seven, eight and ten miles, when they are able; but in the districts where it is most required they are not able to procure it.

9108. Should you say that, on the whole, the industry of the farmers in the north of Ireland was increasing; the manufacture, you say, is going down; do they bestow more care upon the land than they did when they lived partly by manufacture and partly by farming?—Yes; they must pay more attention, for the burden of rent, cess and other taxes, which were formerly much supported by manufacture, is now almost entirely thrown upon the land.

9109. It used to be partly upon the linen and partly upon the land, now it is almost all thrown upon the land?—Yes; but there are still districts in the counties of Armagh, Down, Derry, Tyrone, Monaghan and Antrim, in which manufacture forms a considerable part of the employment of the rural population.

9110. What sort of manufacture?—Linen.

9111. Is there any cotton manufacture rising there?—Some at Bambridge, Portadown, and Belfast, and a few other places; but cotton is so very fluctuating that linen manufacture is reckoned a steadier and surer employment.

9112. Has the growth of flax diminished much?—Very much indeed.

9113. Does not that do great mischief to the land by impoverishing it; is it not an impoverishing crop?—Yes, an impoverishing crop; but so is wheat.

9114. Which impoverishes the land most, a crop of flax or a crop of wheat?—I believe the flax does; I only give that as a matter of belief.

9115. As flax has disappeared wheat has increased?—It depends upon the district.

9116. The growth of wheat, upon the whole, has increased and the growth of flax diminished?—Yes.

9117. Does not the impoverishment of the ground by flax depend upon the season at which the flax is pulled?—They always pull it when it is green.

9118. They do not let it run to seed?—No, except as a very rare incident.

9119. Upon the whole, should you say that the farmers can stand their present rents with present prices, or that a further reduction of rent was necessary?—There is an expectation, or at least a hope, that the recent depression of produce will not continue.

9120. If the present prices continue permanent, will the present rents be sustained in the northern districts?—I do not think they can, unless some measures be immediately and effectively introduced to give employment. I know of no rack-rents in that district of Ireland, yet there is a general complaint among the farmers, at the same time admitting that if the linen manufacture was brisk, as some years back, they could still bear the rents.

9121. Is the system of con-acre known in any of those counties?—If a line be supposed to be drawn from Newry to Keady, thence to Castle Blany to Balliba to Cootehill, thence to Enniskillen and to the sea at Ballyshannon, the system is comparatively little known north of that line.

9122. Can you say, looking at the one side of the line where the con-acre does not exist, and at the other side of the line where the con-acre does exist, on which side the population was best off?—I know that the population is generally in

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a better condition on the north side of the line; I speak now with respect to the lower classes; but the non-existence of con-acre is rather the effect of their comparative comfort than its cause; its existence argues poverty.

9123. You do not think the system of con-acre advantageous to the poor, do you?—I think it would have been very well if the system had never existed, but under the circumstances of the present times, and with the present population, I do not see how it could be dispensed with, as thousands are greatly dependent on it for support, who have even to resort to England in harvest to earn money to pay for it; it therefore may be termed advantageous, so far as indispensability and necessity constitute advantage.

9124. Do many of the people living in the north come over to England in harvest time?—No, not those north of the line I have described; they have an independence of character and feeling; they despise that kind of thing, and look upon it as a degradation.

9125. From what you have seen of that part of the population which does come over to England, should you say they were more degraded by coming or not?—I expressed not my own opinion, but the feeling of the people of the north; a starving man thinks very little of degradation in getting bread in any way he can. The preservation of life is in many cases at stake with these poor labourers, who depend on the money they earn in England to pay the con-acre; I never saw them degraded, but, on the contrary, improved very often by coming to England.

9126. Generally speaking, are the people in the north of Ireland a better class than those in the other districts?—Decidedly so; all north of the line which I have described they are better clothed, better fed, and more industriously inclined, because they cherish a feeling of respectability and independence.

9127. Than they were some years ago, the last 10 years?—They are in appearance rather stationary, in reality much poorer, but they endeavour to keep up, hoping for better times, and with as much respectability as in their power.

9128. What are the largest farms in the counties of Down and Louth; in the county of Down particularly, which you say is improving so much?—In the county of Louth from 100 to 400 acres; in the county of Down a few from 50 to 100; these instances are very rare; some of 20, 30, and 40 acres; but the great majority is of farms from five to ten acres.

9129. Are there not very few more than ten-acre farms?—Very few.

9130. What is the course of cropping on the largest farms?—Wheat, oats, potatoes, and wheat or oats laid down with clover or grass seed; wheat, when the land will produce it, is their chief dependence; there is among the class of farmers a general dissatisfaction and complaint.

9131. Of what do they complain principally?—They complain of the constant drain of rents to "foreign countries," as they themselves term it, of want of money, want of employment, want of manufacture, of the destruction of the linen trade, of the low price of potatoes (1s. a cwt.), of the price of oats (6d. or 6½d. a stone), and that they cannot meet the present rents if agricultural produce continues at the present depressed rates.

9132. You say that the rents are from 20s. to 25s.?—I said from 18s. to 28s., or thereabouts, the English acre.

9133. What is the tithe upon that, generally speaking?—From 1s. to 2s. 6d. per acre: I pay myself 1s. 9d. an acre.

9134. What is your land worth?—Part of is set at 25s. an acre.

9135. Upon that you pay 1s. 9d. tithe?—I do.

9136. What are the other outgoings; what is the county-rate?—About 1s. per acre.

9137. For the year or for the half-year?—For the half-year.

9138. That was for the county-rate?—Yes.

9139. Then your county-rate is rather more than your tithe?—At present something more, but it is variable.

9140. Do you think the composition for tithe gave satisfaction or not?—I think it did, and that it would have continued to do so, had it been made imperative, and generally carried into effect before the agitation of the question.

9141. If the landlords take the composition upon themselves, and relieve the occupiers, would that be better, do you think?—Suppose the landlord does virtually take it upon himself, not increasing the rent in consideration of it, such a course would give very great satisfaction; but should tithe continue to be exacted in the form

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form of increased rent, it would, I fear, engender very bad feelings between landlords and tenants.

9142. Is 15 per cent. a sufficient inducement for the landlord to take the tithe payment upon himself?—I am not so well acquainted with the feelings of the landlords of Ireland on this subject as to hazard an opinion on it; I would myself much rather matters had stood as they were, although I am satisfied to obey the enactments of the Legislature.

9143. But if it were optional to you as landlord to undertake the payment of tithe upon the bonus of 15 per cent., would that 15 per cent. be an inducement to you or not?—It might be an inducement to me so far as enabling me to refund this 15 per cent. to the tenants, but certainly none as enabling me to appropriate this money to my own private uses or purposes, which, under the present circumstances of Ireland, I could not think of.

9144. What would it cost the landlord, supposing the landlord had not the feelings which you entertain, to collect it; would 5 per cent. collect it?—Nothing beyond the receiver's fees, if collected in the shape of increased rent.

9145. Would the 15 per cent. cover him against the risks and loss from the tenants?—A great deal less, in my opinion, if it were cheerfully paid in the way of increased rent.

9146. Then 15 per cent. would give him a profit if he looked to his interest only?—Certainly, if, as I have just said, the tithe be cheerfully paid in the way of increased rent.

9147. Upon the re-letting of the farm, if it was let without the payment of tithe, you might get it all back again in rent?—The landlord might enforce it, in consequence of the great competition for land, as I before stated.

9148. Are almost all the tenants in arrear; is there an arrear, generally speaking, outstanding against them?—No; they make great struggles to pay the rent regularly, which they generally effect, but with great difficulty.

9149. Then the great body of the tenantry you think is not in arrear?—They are not; which I can say clearly from my very great knowledge of the country.

9150. You think the composition measure would have given satisfaction if it had come earlier, but that it came too late?—The enactment which made it imperative instead of optional was too long delayed; but from the late agitation I am very doubtful whether that enactment will now have the salutary effect which I am prepared to say it would have had before.

9151. If it had been made compulsory earlier it would have been merged with rent at this time, and you think the agitation of the question would have been prevented?—Yes; I think the tithe would by this time have merged with rent; and that the agitation of the question, if not wholly prevented, would have been more difficult and less plausible.

9152. Have you known any resistance to the payment of tithe under composition?—I have in many parishes, chiefly arising from the infection of agitation in other parts, and from a system of intimidation, which prevails through classes heretofore well-disposed.

9153. Is there more indisposition to pay tithe than there is to pay rent?—In some places the opposition to tithe is general and extensive; such, or indeed any combination against rent, I am not aware of through any part of Ireland.

9154. Is the same feeling extended to tithe under composition as to that which is not?—In all parts of Ireland south of the line which I have described there is a general feeling of resistance to tithe in every way, whether under composition or not; an idea, universally spread south of this line, has been for sometime afloat that, to use their own significant phrase, "the tithe is dead," and in the natural course of things, thousands have collected in many places and buried a sheaf of wheat and a sheaf of corn amidst much exultation and rejoicing.

9155. Do you think if the extinction of tithes were verified and that no payment at all were made, but that they shook off this payment, it would stop there; do you think they would continue very well disposed to pay rent after they had carried the extinction of tithes?—Some encouragement in manufacture or in works would benefit the body of the people 100 fold more than the extinction of tithes, with the dangerous precedent it would establish. The people are too much weakened and too deeply distressed to be renovated by so trifling an application. While they have no stake, no incitement to industry, no interest in the preservation of order or the upholding of vested rights, their conduct will depend on agitators, or on those who, in the present state of Ireland, can always have a powerful party to follow them,

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while they promise relief by any means, however delusive or revolutionary. Considering these things, therefore, I can see no security for rent more than tithe till the grounds of just complaint, and therefore speculating agitation, are removed by the introduction of employment and capital, accompanied by a vigorous execution of the laws.

9156. Do you not ascribe that following any one who promises relief to ignorance and poverty?—Certainly to ignorance and poverty; two very great enemies to the well-being of any state.

9157. And those followers are both poor and ignorant?—Yes, the great bulk of them must be.

9158. Has emigration taken place much in the north of Ireland?—Yes, to a great extent.

9159. What class of persons emigrate, the poorest or those above the very poorest?—The poorest are not able to go.

9160. Those who go have some capital?—They have, and some enterprise and intelligence too.

9161. Is the effect of that to leave the country poorer?—Just so; I should say that the intelligent, the enterprising, and the wealthy part, which form the valuable link between the higher and the lower class, is emigrating very fast indeed from the northern counties.

9162. And you think that is to the disadvantage of the country?—Most undoubtedly; the loss of the class I have mentioned must be a disadvantage to any country, but particularly to Ireland.

9163. Those who quit the soil have the means of quitting immediately, and have a little capital; those who remain and multiply upon it are generally poor?—Yes.

9164. Are they generally Protestants who emigrate?—Yes; generally speaking, they are Protestant Dissenters.

9165. Are their places generally filled up by Catholics?—This greatly depends on the mind of the landlord. The emigrant generally sells the good-will of his land to his adjoining neighbour for something between 10*l.* and 20*l.* an acre, without any lease; the new occupier takes the land on the chance of the landlord's recognising him as tenant, but generally by a previous understanding that he is secure in paying his money.

9166. Then suppose that the landlord thinks proper not to recognise that act, the new tenant may have paid the money for nothing?—He may.

9167. If the landlord did not think proper to take that person as the tenant, he would lose his money?—Yes, he would.

9168. Is that often done?—No; throughout all the northern districts of Ireland I never knew a landlord to do so.

9169. Would a landlord venture to reject a tenant under such circumstances; would it be safe for him to do it, or would he desire to do it?—He might, I conceive, and without danger, if the emigrant did not first, as is usual, communicate to him his intention, the purchaser's name, and ensure his approbation.

9170. Then generally, before the payment is made, the consent of the landlord is obtained?—Yes, verbally.

9171. Then the landlord is a party to the transaction?—Yes; he agrees to accept the purchaser as tenant.

9172. Is subdivision of land going on, or is the clearing of land going on?—The clearing of land may sound very well in theory, but it is very difficult to put it in practice. In the course of my business I have been very generally employed by landed proprietors in valuing and measuring estates, and many of them have spoken to me with respect to making new boundaries, straight ditches, and larger farms. In an office, and on a map, a landlord can very easily mark off certain alterations, and make changes apparently practicable as well as useful, but when he goes into the country, and sees the situation of his people, that they are well disposed to him, and willing to pay their rent, he must be a man of great nerve who can come to the determination of driving a number of these families paupers on the world; hence these designs are generally given up.

9173. Then, in point of fact, there has been very little clearing practically?—I never knew of any landlord north of the line I have described driving out a tenant, except he was a person of desperately bad character or conduct, or greatly in arrear.

9174. Then the subdivision is not diminishing, but rather increasing?—It has hitherto

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hitherto been rather increasing, but the landlords are now beginning to set their faces against further division; if they had done so earlier it would have been better.

9175. Do you think they will be able to prevent further division by setting their faces against it now?—That is very difficult to say; there is no work adequate to the employment of the overwhelming population, and what are they to do? The landlord thinks it a great hardship to hinder a poor man from getting a house and a bit of land, and settling; the Irish landlords oftener yield to humanity than interest in such cases as these.

9176. The decrease of the subdivision of the land is now rendered necessary?—It has become necessary.

9177. Do you think the north of Ireland is losing that character which it formerly had, as distinguished from the south?—The great characteristics which have always distinguished it from the south do still exist.

9178. Has much land been sold lately in the counties that you know from one proprietor to another?—Yes, I know of some now about to be sold.

9179. What number of years' purchase does it fetch?—I value it myself in the counties of Armagh, Down and Derry, and Antrim, at 25 years' purchase; sometimes more.

9180. Have you heard that they get that for land?—Yes, if the tenantry be solvent.

9181. To a large amount, or rather small amount?—To a large amount; I regard from 40,000 *l.* up to 100,000 *l.*, the value of land, a large amount.

9182. To what do you ascribe the decrease of the linen manufacture in the north of Ireland?—Persons in the linen trade would be more competent to answer that question; but I believe the decrease in linen manufacture is to be attributed to the fact that Russia, Prussia, Germany, Holland and other parts of the continent, now not only manufacture linen for themselves, but from their great importations of that article, as well as flax, into the English and Scotch markets, are enabled to undersell the Irish manufacturer, and have almost destroyed the flax trade in the north of Ireland.

9183. Did not the quality of the manufacture in the north of Ireland fall off very seriously?—I have heard so, and I believe it to be in some measure true, though not to the extent which is represented.

9184. Were not some preparations used in bleaching which were quite fatal to its properties?—I have heard that chemical experiments were tried by some inexperienced practitioners to accelerate the process of bleaching, in their anxiety to keep pace with the foreign markets; but I know that such a course was at once abandoned when its injurious effects were discovered, and that no production of the foreign market can now, for the same money, excel the linens of the north of Ireland. The well-known integrity of the gentlemen who are now carrying on the bleaching business in that country is a sufficient guarantee against fraud or imposture of any kind.

9185. But the reputation of the article has fallen off?—Those experiments did injure its reputation, and contributed in a slight degree to the depression of the trade; the reputation of the article is now quite recovered.

9186. Is the mode of bogging flax improved?—I see them follow the old system of bogging it.

9187. Are you aware of two gentlemen coming over from Holland some years ago to tell them a new system of bogging flax?—I have heard that two gentlemen were brought over for that purpose by the then Linen Board.

9188. Was the new system practised?—No, not that I am aware of.

9189. Has there not been an increase of fraud in making up hanks of yarn of late years, which were sold in the public markets?—In some very rare instances, perhaps, but I do not believe there is such a thing at all generally practised. There are inspectors of cloth and yarn in the markets, whom I see very vigilant in their duty. I cannot believe that any such fraud is, or has been carried on to any extent.

9190. Has the doing away of the Linen Board had an injurious or beneficial effect upon the trade?—A very injurious effect I believe.

9191. Taking the county of Armagh, with these small holdings, in the year 1813, and taking the state of it in the present year, is the state of the peasantry improved or grown worse?—I think the state of the peasantry is certainly worse than it was in the year 1813; that is twenty years ago. Labour was double the price it is

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now; the linen manufacture was in its most flourishing state, all kinds of produce brought excellent prices, there was a circulation of money, and every man shared it who chose to exert himself.

9192. Are the wages of the weaver reduced one half since that time?—I should think so.

9193. Do you think that the price of provisions has fallen in a corresponding ratio?—Unfortunately so; to the interest of the few, the weavers, to the great detriment of the many, the farmers. I have in conversation been endeavouring to show some weavers that 1 s. would now procure as much provisions as 2 s. would then.

9194. Did you satisfy them upon that point?—I might satisfy an individual perhaps.

9195. Are you satisfied yourself of the fact that 1 s. goes as far as 2 s. then went in providing the conveniences of life?—Yes; as far as potatoes and oatmeal are the conveniences of life, the fact is so; which only argues the great depression among that most numerous class, the middling farmers, and anything but the prosperity of the community at large.

9196. If the fact was so the weavers would be as well satisfied as they were in 1813, would they not?—I cannot say as to their being so well satisfied; there are many things required to satisfy them.

9197. Is it not want of employment that injures the labourer now as much as anything else?—The want of employment affects all classes.

9198. Are the roads very much improved in the north of Ireland?—Particular roads are very much improved of late indeed.

9199. Do the landlords make any outlay in improving the roads to their estates and in making communications?—I know of only one or two instances.

9200. Are you acquainted with the county of Louth?—I am, but not so minutely as with other counties.

9201. Are you acquainted with the best quality of land in Louth?—I think I am.

9202. What is the course of cropping on the best land in Louth?—Sowing wheat, then two crops of oats, and the ground is then manured for potatoes.

9203. Have you ever known an instance of land in Louth producing a crop of wheat, then of barley, then two crops of oats, then a crop of flax, and then a crop of potatoes?—No, that has not come under my immediate observation; but I believe I could select places in this county and in Meath which would bear this course of cropping.

9204. Do you think the introduction of the poor-rate into Ireland would be beneficial or injurious?—That would depend very much upon the mode of introducing it.

9205. If it were imposed as a tax upon land, upon a valuation, in the same way that the tithe is imposed?—If levied off the occupiers of land holding from 10 to two acres, I am satisfied their speedy ruin would be the consequence.

9206. Supposing that it was imposed upon all holders of land above 10 acres, and those under were excluded, would you approve of it in that shape?—Certainly not; the occupiers could not pay it; it should virtually and in reality be deducted from the landlord's income.

9207. Have you the machinery, the proper persons to carry it into execution?—In some districts we have, in others we have not.

9208. Does the description you have given of the general state of the tenantry apply to all counties you have named?—As far as regards poor-rates my observations with respect to tenantry are general; but otherwise, those of the counties of Down, Antrim and Armagh are much superior to those in the other northern counties.

9209. In what circumstances does it vary?—The tenantry of the former counties differ from the others in their mode of agriculture, in their general wealth and intelligence, and have the advantage of more resident gentry, of better roads, of the Newry and Lagan Canals, with contiguity to the thriving towns of Belfast and Newry. Certain districts of the county Derry, however, are now rapidly improving, from the munificent and patriotic principle acted upon by the London Companies, viz. of Drapers at Moneymore, Mercers at Kilrea, Grocers at Muff, and Fishmongers at Ballykelly.

9210. Does not that prove that capital might be applied usefully throughout Ireland?—Most undoubtedly; that is precisely what is wanted in Ireland.

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9211. Is there much land that might be improved by the outlay of capital?—There is; and by a more improved system of agriculture, and by the introduction of capital, the produce might be doubled.

9212. Do you know Mr. Brownlow's estate?—I do.

9213. Is he draining?—I believe he is.

9214. Does that draining answer upon his property?—I trust it will fully, and to his interest. His example of employing the people in improving waste lands is truly laudable, and will, I hope, induce other great landed proprietors to pursue the same course; especially as there are many estates more in need of improvement, and which call more loudly for attention.

9215. Do you think it will pay him?—I have little doubt that it will not amply repay him.

9216. What is the land which he is draining; is it good land or bog?—It is bog.

9217. Is there a clay underneath the peat, or what is the substratum of the peat?—It is deep peat, with a substratum of clay.

9218. How is it cultivated afterwards?—After draining it is clayed, and thus prepared for the crops most general for reclaiming bogs. I can speak from personal experience, having reclaimed some myself.

9219. Has that paid you well?—It has.

9220. What was the cost of drainage?—The draining and reclaiming cost me about 5*l.* or 6*l.* an acre; I levelled, clayed and planted two crops of potatoes, a crop of oats which was laid down with grass seeds, and there is now on the part so reclaimed meadow worth 2*l.* an acre annually.

9221. Is that yielding you now 2*l.* an acre rent?—It is in my own possession; but yields hay equal to that amount.

9222. How many years is it since you reclaimed it?—Three years.

9223. You are then paid for that already?—So I think.

9224. If tranquillity were restored, and security of property were established, do you think the influx of capital into Ireland would do a great deal of good?—Most certainly: the people of Ireland would agree to a man in giving a decided affirmative to that question. To such a length has Ireland unhappily been permitted to proceed, that a vigorous and perhaps often severe execution of the laws will be required to restore tranquillity; but unless this be accompanied rather than followed by the employment of the people, the encouragement of manufacure, and attention to the wants and internal resources of the country, the continuance of tranquillity cannot be secured, nor the stability of property established.

9225. Wherever, on the part of companies or of landlords, you have seen capital judiciously laid out, you have seen it yield profitable return?—In all instances I have.

9226. Has it been repaid to them by the attachment of the tenantry?—Yes; there are no people more susceptible of good treatment or kindness, and more grateful for it, than the Irish, unless perverted from their natural inclination by the illegitimate authority of the designing and turbulent.

9227. Do those landlords live in perfect security?—I know very many landed proprietors who do. In a district of Leinster which has been sometimes disturbed, I know a landed proprietor of large fortune who spends his income at home in improving his estate, who visits his tenants, consults their wishes, enters into their feelings, and encourages them with his countenance, and when necessary with his purse, to make their houses and families comfortable; his tenants are grateful and attached, and hence a mutual confidence which enables him to live in the most complete security.

Martis, 25^o die Junii, 1833.

THE RIGHT HON. SIR JAMES GRAHAM, BART.

IN THE CHAIR.

Mr. John Hancock, called in; and Examined.

Mr. John Hancock.

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- *9128. WHERE do you reside?—At Hulse.
- *9129. In the county of Somerset?—In the county of Somerset.
- *9130. What is your occupation?—I am farmer and maltster.
- *9131. On a large scale?—Between 500 and 600 acres.
- *9132. Are you employed at all as a surveyor and land-valuer?—Frequently.
- *9133. For what length of time have you been so employed?—For these last 30 years.
- *9134. Do you occupy any land of your own?—Yes, I do.
- *9135. To what extent?—About 180 acres of my own land.
- *9136. Is that adjacent to the land which you farm?—Yes, the greatest part in the same parish, and all adjoining.
- *9137. For how many years have you resided in that parish?—For the last 55 or 56 years, ever since I was about two years old.
- *9138. What extent of the county of Somerset do you know well?—I know perhaps 15 miles all round it, and the culture in that district.
- *9139. Comparing the present state of the tenantry within that circle with their condition six or seven years ago, should you say it was more or less prosperous?—Less prosperous within the last 10 or 12 years, since about 1818 and that to 1830; within the last five or six years more so.
- *9140. Are they less prosperous than before?—Yes, than they were five or six years and previous to that time.
- *9141. Is the condition more or less prosperous now?—Less prosperous, certainly.
- *9142. Have rents been reduced?—Not much more than 10 per cent. I think in the best lands in the county, more perhaps in some of the high poor lands, but taking the average of the best land, I do not think they have been reduced more than 10 per cent.
- *9143. Not since the war?—Not in the vale of Taunton and the best parts of the county of Somerset; I should think they have not been reduced more than 10 per cent. since the time that the prices advanced, which began in 1804 and continued to advance till 1815 or 1816.
- *9144. And rents have not been reduced?—Rents have not been reduced, generally speaking, on the best lands more than 10 per cent.
- *9145. What is the average reduction of the price of produce of the tenant?—The average reduction, I suppose, is 40 per cent. from 1818 to the present time.
- *9146. Do you ascribe the distressed condition of the farmer to the small proportion of reduction of rent, compared with the fall of the price of produce?—I think our rent is too high by 25 per cent. in all the parts of the county, according to the price of agricultural produce.
- *9147. Has the price of agricultural produce been steady for the last five or six years?—This last three or four years it has.
- *9148. Do you ever remember a period of four or five years consecutively, in which the price has been so steady?—No, I do not know that I have; the price has been steady I think ever since 1828 or 1829, generally speaking.

*9149. If

*9149. If prices should continue steadily to remain where they have been for the last four or five years, what reduction of rent do you think would be necessary?—*Mr. John Hancock.*
Twenty-five per cent.

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*9150. Upon the best land?—Yes.

*9151. Upon the inferior soil how much should you say?—I think they will want 33 $\frac{1}{3}$ upon inferior bad land, and particularly where the roads are bad, or they are situated distant from the market, and that we find to be the case with some of the western parts of the county of Somerset; from Wiveliscombe we get into a very poor track of country, from thence to the north of Devon.

*9152. Is the grass produce diminishing upon the lands of superior quality; do they produce as much as they used?—No, where the farmers have capital; where they have not capital, I think the produce is not so great.

*9153. Has the capital of the farmer diminished much?—No doubt of it, a great deal.

*9154. Is land let from year to year, or upon lease generally?—Some upon lease, and others from year to year; there are some lands upon lease, but I do not think there have been many leases renewed in the last seven years; as the prices have been rather fluctuating, tenants and landlords have both agreed, I think, not to take lease.

*9155. On which side is the indisposition to enter into a lease, on the part of the farmer or of the landlord?—I think on the part of the landlord principally, more than of the tenant; I think the tenant would be very glad to renew the lease if it was let at a fair rent.

*9156. Lands having been reduced 10 per cent. since the war, and rents being generally 25 per cent. too high, is there a greater willingness on the part of tenants than of landlords to enter into lease upon such reduction as you think necessary?—I think there is no unwillingness on the part of the tenant to enter into a lease at a fair reduction; I think 25 per cent. would do.

*9157. And the indisposition on the part of landlords is to enter into the lease on such reduction?—Yes.

*9158. The produce upon the best lands where the capital of the tenant is failing, is diminishing, you think?—Yes, no doubt of it.

*9159. Could you form any estimate of the average diminution in average seasons?—Yes; I was applied to some time ago, about 15 or 16 months since, to give a statement of two farms in the western part of the county, both as to the average of the best land and the average of the second-rate land; that I have a copy of, which I could deliver in if it was necessary.

*9160. Was that estimate formed upon an actual survey?—Yes, of my own; I was applied to by a gentleman who was going to write upon agriculture and trade, and other things, to furnish him what I considered in my own opinion was a fair rental, and the outgoings and incomings upon the 100 acres, for instance, of the best land, and upon 180 of the second-rate land.

*9161. And that estimate was formed two years ago?—About a year and a half ago I was applied to.

*9162. With reference to the then state of agriculture?—Yes, merely to show the outgoings or profits upon a given number of acres.

*9163. In your estimate what rent is put; is it the rent that was paid?—The rent that was paid, 40s. an acre; all our best land is let at 40s. an acre.

*9164. That is the rent which you think is 25 per cent. too high?—Yes.—[*The Witness delivered in the same, which was read.*]

See p. 443.

*9165. If the produce of the best land is diminishing where the capital of the tenant is failing, what is the produce of the inferior soils now as compared with the produce seven or eight years ago?—The produce of the inferior soils, I think, is very much diminishing; they will get in my opinion out of cultivation if the low price of things continue in this state much longer.

*9166. Do you know any tracts of inferior soil that have gone out of cultivation?—I do know of some that are not easy to be let.

*9167. Do you know of any land actually gone out of cultivation?—No, I do not know that I do.

*9168. When any of this inferior land falls vacant, either from the lease falling in or from the tenant quitting or dying, is there any difficulty in letting it?—No, not a great difficulty, notwithstanding that things are so reduced, for many people, though they have their capital so diminished, cannot live upon the interest, and they go on in hopes that things will be better, and then they sink altogether.

*9169. Do they enter upon new farms without an adequate abatement of rent in such

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such a speculation?—Yes, some of them do with a promise on the part of their landlord.

*9170. With a promise of what nature?—That they will not be injured, or that they will consider them, and so on; a number of these promises are made.

*9171. Those promises, as you have stated, have not ended in Somersetshire in the reduction of rent?—No; some have; I do not say but what there are some.

*9172. The condition of the tenants you say is worse now than it was at the end of the war considerably, and worse even than it was five or six years ago?—Yes.

*9173. What is the condition of the labourers?—They are now as well off as they have been for five or six years past.

*9173^a. Then rents have not fallen in proportion to the prices, and wages have not fallen in proportion to the prices?—No, rents have not, and wages have not fallen much within the last 15 years.

*9174. While the farmer pays his old rent without much abatement and has lower prices, the labourer receives wages without much abatement, and has the benefit of paying lower prices?—Yes, they have job-work; our labourers obtain 9s. a week on the average, including hay and corn harvest, and so on; I think they make 9s. besides their liquor; they have cider in some parts, and each labourer consumes about four hogsheads annually, to take the extra that they have in both hay and corn harvest.

*9175. Have they cottages?—Yes, a cottage and a garden.

*9176. A small portion of land attached to it?—Yes, which they give 40s. or from that to 50s. a year for; that is their rent for cottages.

*9177. How much land is there?—Not much, about the tenth part of an acre, and some of them not so much.

*9178. Should you say that their cottages were less well kept, or their gardens less well cultivated lately?—No, I think the labouring people manage their gardens as well as they ever did.

*9179. And you would describe the condition of the agricultural labourer, within this circle of 15 miles round your residence, to be as good at the present moment as you remember it since the war?—Yes, certainly I do.

*9180. Have the poor-rates in your parish increased lately?—Yes, they have increased within these last three years.

*9181. To what circumstance do you ascribe the increase of the rates in your parish?—Perhaps they have not so much job-work during the winter as they formerly had.

*9182. Do the farmers begin to employ fewer labourers in your parish?—Yes, a great many do not in our parish, but in the adjoining perhaps fewer are employed during the winter, and flax used to be grown in the western part of Somersetshire for perhaps 14 miles round, and now flax is getting out of use; and there used to be perhaps one man upon every two acres employed for three months in the winter dressing the flax fit for the market.

*9183. Was it a sort of manufacture?—No, to take it out of the rough state in order to go to the flax market. There is less demand of that sort during the winter now.

*9184. And the demand for agricultural labour is diminishing perceptibly in your neighbourhood during the winter?—Yes, particularly where the farmers have not capital.

*9185. And you ascribe that diminution of demand in the winter to the farmers having less capital?—Yes, from the low price of articles; they rather sink a portion of capital every year, and every year makes it worse and worse.

*9186. This diminution of demand for agricultural labour is marked by an increase of your poor-rate?—Yes; I should think of agricultural, where it is purely agricultural, perhaps about 10 per cent.

*9187. Does not that increase the pressure upon the farmer?—Of course it does.

*9188. If it continues will not it affect the condition of the labourers?—Certainly it will.

*9189. And their present condition would, if this state of affairs continued, become worse?—Of course it would, because they would have less labour to do.

*9190. You have mentioned the increase of poor-rates to be about 10 per cent. on the agricultural wages; what is the increase, if any, of the county-rates?—I am not exactly

exactly aware; there has been a small increase of the county-rate, but not a heavy one, but it has increased I know. Mr. John Hancock.

*9191. What has been the increase, if any, upon the highway-rate?—That has increased perhaps a trifle, not more, I should think, than 4 or 5 per cent. upon the county-rate. 25 June 1833.

*9192. As the poor in the winter want employment, does not your highway-rate increase; do you not employ them on the roads?—Yes, rather.

*9193. When you say the rates have increased 10 per cent., do you mean the poor-rates exclusively?—The poor-rates, with the addition of the county-rate; the county-rate is taken from the poor-rate.

*9194. And highway-rate?—No, the highway is a different thing.

*9195. So that you mean the poor-rate and county-rate, taken together, have increased 10 per cent.?—Yes.

*9196. Have you many yeomen in Somersetshire occupying their own estates?—Yes.

*9197. The circumstance of too high a rent does not affect their condition; is their condition better or worse?—Rather worse, particularly if they have any money payments to make, or where they have mortgage or annuity to pay.

*9198. Are there many of that class of men in Somersetshire?—Yes; those that have land of their own, but who have money payments to make to different branches of their family.

*9199. They inherited their estates?—They were handed down to them.

*9200. Have the gross number of those yeomen in Somersetshire lately increased or diminished?—Rather diminished; they are selling their little property in some cases.

*9201. What is their condition; are they becoming richer or poorer, or is their condition stationary?—They are becoming poorer, and are obliged to be as economical as possible.

*9202. Are their habits of expense less than they were?—I think they are.

*9203. And yet notwithstanding, are many of those industrious men forced to sell their estates?—Yes, many of them.

*9204. Have you known many cases of that kind?—Yes, I know many; there are some that reckon upon their own estate, upon their land, and they have not calculated upon the decrease of the produce in the last four or five years; that has affected them very much.

*9205. Do you know any case particularly well where the habits of the yeoman have been industrious, and his cultivation and his labour applied to his little estate have not fallen off from want of industry and care, and he has yet been forced to sell his property?—No, I do not know that; it is mostly those who do not use great care that have been affected; and some that use care have had their property diminished; they are obliged to take up a little money by mortgage.

*9206. Do you know any cases where an industrious yeoman, of frugal habits, has been forced to borrow money for the first time of late years?—Certainly; and I know an industrious man that has been forced to borrow money; but taking them as a general body, they may manage, provided they will deprive themselves of some of their comforts and do a great deal of work themselves.

*9207. When yeomen's estates have been sold, have they been bought by other smaller proprietors, or have they been absorbed into larger estates?—Sometimes they have been bought by other small proprietors, and sometimes bought by gentlemen of large landed properties.

*9208. Should you say that since the war the number of those persons had diminished or not?—I think they have diminished; they have changed hands a good deal, I think.

*9209. And the number of persons who have come in by purchase is not so great as the number of those who have sold?—No, I think not.

*9210. How is tithe paid in your parish?—In kind; the great tithe is paid in kind, and the principal part of the great tithe in the neighbourhood where I live is taken in kind, which are in the hands of laymen or rectors; the small tithe and tithe of hay are generally compounded for.

*9211. The great tithes are drawn?—Yes, in a great many parishes they have been taken in kind, in many parishes round me almost entirely.

*9212. What do you reckon the tithe per acre upon a farm paying 40 s.?—Where there is no modus they will take a quarter of the rent, from that to a fifth.

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*9213. The land that pays 40 s. rent is charged from a fourth to a fifth for the tithe?—Yes.

*9214. You would estimate the tithe from 7 s. 6 d. to 8 s. an acre?—Yes, where there is no modus.

*9215. Where the small tithes are compounded for, what is the composition per acre?—In some parishes the hay belongs to it, and in some it does not; where there is no hay they are about 1 s. or 1 s. 6 d. per pound.

*9216. Would there be a readiness on the part of the tenants to compound, if the clergymen were willing?—Yes; and small tithes are generally compounded for.

*9217. Would they be willing to extend the composition for small tithe to great tithe?—Yes, if they could get anything by it.

*9218. Who is the party reluctant to compound, is it the tenant or the incumbent?—The laymen and rectors do not offer to compound, they take it in kind; they can make more money by it, particularly where they have no other business.

*9219. The great tithe is drawn by laymen or rectors?—Yes, there is about half taken in kind.

*9220. Would those whose tithe is drawn in kind gladly compound, in your opinion?—Yes, in my opinion they would.

*9221. Somersetshire is a great grazing county?—Yes, it is.

*9222. Is the grazier's farm better than the corn-farmer's?—Rather better, I should think.

*9223. Throughout the period of which you speak, since the war, and particularly within the last five or six years?—Yes, in the best grazing land; in the inferior grazing land they have been as badly off, I think, as they could be.

*9224. What rent does the farmer pay for the best grazing land?—From 50 s. to 3 l.

*9225. Does he pay tithe of agistment upon that land?—Generally speaking.

*9226. Upon the land which pays from 50 s. to 3 l. an acre rent, what agistment tithe has he?—Five shillings they pay upon grass land, and sometimes 6 s.

*9227. Notwithstanding this 5 s. tithe and a rent of from 50 s. to 3 l., his condition on the whole is better than the corn-farmer?—I think it is on the best grazing lands.

9228. To what do you ascribe that; has the price of beef been higher in proportion than the price of corn for the last four or five years?—Yes.

9229. Has the demand been good?—Yes.

9230. Steadily good?—Yes; I think the price of beef and mutton has been very fair.

9231. Throughout that period?—Yes, throughout the four or five years.

9232. Has the price been higher than the price of grain?—The price of beef and mutton has been about 6 d. per lb., which we consider very good.

9233. And it has maintained that price notwithstanding the fall of the price of grain?—Yes.

9234. Is not that an uncommon circumstance?—Yes, it is.

9235. To what do you ascribe that?—I think some of the poor west country lands where cattle have been bred, have not brought so many to market since the land has got out of condition.

9236. Then you think that the supply of lean stock has diminished?—Yes, and those farms where they grow corn and breed cattle as well; therefore, if they diminish in capital, and their vegetable crop fails, such as turnips, mangel-worzel and those things, they do not breed so much cattle for the market.

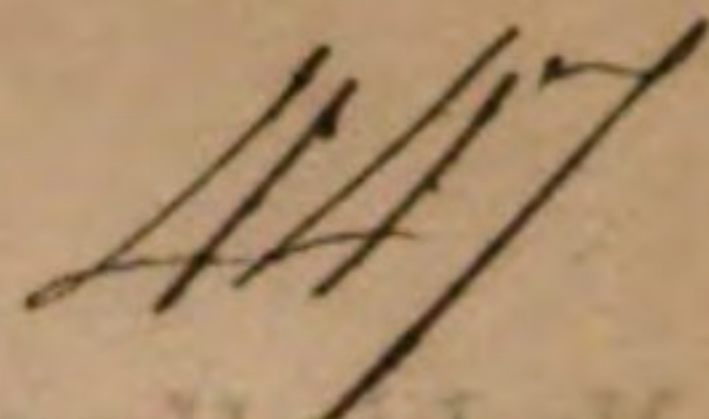
9237. Are you of opinion that the diminished capital of the tenant and his consequent poverty have induced him to force his stock prematurely to market, and to encroach upon his feeding stock?—Yes.

9238. And that has diminished his supply?—That has diminished his supply, I consider.

9239. Has the necessity of the tenant induced him to break up grass land much?—No; generally they cannot do that, it is against the common covenants; they are not to break up the old pasture land.

9240. Where the tenant can encroach upon his grass land, has there been any disposition to it?—He would do it no doubt, but there are no leases to allow him to do so.

9241. Have farmers cropped their land hard?—They have taken what they can, those



those who have had but little capital, and then left the farm in rather a worse state. *Mr. John Hancock.*

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9242. Do you think the productive nature of the soil itself is as great as it was, or is it exhausted?—I think it is exhausted among a great many farms.

9243. Which is the exception to the general rule, capital and the land improved, or want of capital and the land scourged?—Want of capital, I think.

9244. What is the common state of things, the want of capital and the land racked, or capital and the land improved?—Want of capital generally produces the racking of the land.

9245. Throughout the district which you know best, is there, generally speaking, want of capital and the land racked, or is capital abundant and the land improving?—Capital is scarce among a great many, and a great many of the farms have very much lately diminished in capital.

9246. Has any disposition to emigrate appeared in your neighbourhood?—There has some.

9247. Who go, the poor or those with capital?—Those with capital go most; I know many of my neighbours have gone to Van Diemen's Land.

9248. Has emigration diminished the distress of your neighbourhood or added to it?—There has not been a sufficient number to have much effect.

9249. But those who have gone have generally been persons with capital?—Yes.

9250. No labourers?—I have known some instances, but not many; in fact, where I live, and the neighbourhood round, the labourers are employed.

9251. Is it quite a new thing in your neighbourhood for persons of capital, farmers, to emigrate?—It is a new thing.

9252. Do you know what the motives are that induced men of capital to emigrate?—That they can do nothing at home; that is the observation they have made.

9253. They are afraid of losing their capital if they employ it in farming at home?—Yes.

9254. Have they not been rather excited to it by emigration having been more talked of and written about of late years?—No, I do not think that.

9255. You think that has arisen from their own free will?—Yes.

9256. You say that the great proportion of land in the district you are speaking of is in a bad state of cultivation from want of capital; how do you account for some farmers having so much capital, and some having so little?—From some being better farmers, and having more skill.

9257. Have there been many fresh tenants who have come in with capital within the last five or six years?—Not many.

9258. Is it the old race of tenants whose capital still remains?—Yes, there are some no doubt.

9259. You say that tenants with old covenants have not broken up the grass land; do the yeomanry, who are not under those covenants, break up their grass land?—No, because there would be a difficulty in getting it back again; it would take 40 years to get the land to a good pasture again.

9260. You said that the farmers who had capital were generally persons of skill; amongst the class of farmers, whose capital is inadequate now to the culture of their land, are they generally men of no skill?—No; some have not.

9261. Are there any of those distressed farmers that formerly had an adequate capital for the cultivation of their land?—Some had.

9262. And yet that has not saved them?—No.

9263. Amongst the rich farmers are the numbers numerous?—No, they are not very numerous.

9264. Do you think them more numerous than they were?—No.

9265. Do not those who now possess capital, possess but the remains of what they once had?—Yes, money given them by their uncle or father or grandfather, and they keep themselves by advancing their own private fortune to assist them in farming.

9266. Then they have derived their capital either from long savings of previous years or from remains of fortunes?—Yes, that is my impression.

9267. If farming should go on as it has been going on for the last 10 years, would those capitals melt away?—Yes, but they would not continue much longer.

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9268. Therefore

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9268. Therefore if the state of things which has existed for the last 10 years should continue, the result must necessarily be, that the capital of those who have capital must melt away, and the farmers must sink into the condition of the poorer farmers, and leave farming altogether?—Yes, or they must sacrifice, if they have property of their own, 70*l.* or 80*l.* yearly.

9269. You stated that the yeomen, if they cultivated their farms and secured their capitals by conforming themselves to their changed circumstances, would have the means of standing the great depression?—Yes.

9270. Were the yeomanry in your district obliged to submit to those conditions before the war?—No.

9271. Are they in a worse condition now than they were before the war time?—Certainly.

9272. Should you say, taking a person cultivating his own farm of 100 acres of ground, comparing his present condition with his condition before the war, that he is now in a worse condition than he was then?—I should say that he was in a worse condition; he is obliged to live at less expense.

9273. In regard to the condition of the yeoman as compared with the condition of the farmer before the war, was the condition of the yeoman better than the state of the farmer?—Yes.

9274. Is it now better?—Certainly it is.

9275. How does land sell in the county of Somerset?—Pretty high, from 50*l.* to 60*l.* an acre.

9276. Do you find when there is a sale of land advertised that there are many purchasers?—Yes.

9277. For how many years' purchase does land sell?—From 26 to 28 years' purchase upon the rent, within about 10 per cent. of what it was during the war.

9278. That is, so many years' purchase upon the rent, such as it exists, and not upon the rent such as you think it should be reduced to?—Subject to the rent that it now lets for, with about 10 or 15 per cent.

9279. Is it saleable at those prices?—It is with all the good land, but the higher and inferior lands are not so saleable.

9280. You have stated that labourers in your district are as well off as ever you remember them; how do you account for the fact that those labourers get good wages when there are so many out of employment?—There are a great many worthless ones that you cannot employ.

9281. Have you had many fires in Somersetshire?—No, not to any extent; there has been one trifling fire or two.

9282. Why is there not as much piece-work as formerly?—The farmers cannot afford to let so much piece-work, generally speaking; I do as much as I can myself, in order to employ the poor.

9283. Do you think it arises from the fact of there being so many men upon the parish, and their being obliged to employ those men at any rate?—No, I do not know that it does.

9284. You do not think that their having to pay for those men in idleness would induce them to employ them?—No, they send them to the roads as much as they can, and lessen their expenses.

9285. Are they much better able to pay for having better roads than they used to be?—No, but we are compelled to make the roads better.

9286. Because the people are out of employment?—No, not only that, but we should have the roads indicted, and we are obliged therefore to keep them in good condition.

9287. Are tenants of capital easy to be had?—Yes, where they can get an estate at a fair rental, I think they are.

9288. Are there plenty of tenants at those rates which you represent to be so much too high?—Not exactly at those rents; there are some that would let at a little less, but not generally speaking.

9289. As estates come into the market you have to relet them, you say; tenants are always offering themselves, but they are at reduced rents?—Very few, but some are.

9290. But still at rents higher than you think ought to be paid?—Yes, but they are in the business, and they cannot live without the business.

9291. You

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9291. You said that the rent of land was 25 per cent. too high?—Yes; comparing the prices of 1818 or 1820 with the present.

9292. The prices are lower upon the average, are they not?—The prices are about the same for these 10 or 12 years, taking in 1822 and 1823, which were low prices.

9293. In the statement you have given in you take 100 acres, and place the rent at 40 s. an acre, and the whole outgoings of that land you make to come to 580 l., and the incomings to 584 l.; in those outgoings you mention that you have taken every thing on the favourable side; you have reckoned the outgoings as little as you can, and the incomings as much as you can?—Yes, as I thought was fair.

9294. In the outgoings you have reckoned 80 l. interest at 10 per cent., for the 800 l. capital employed for the farmer, and his wife and female servant?—Yes; with the 1½ per cent. of the wear and tear.

9295. Which comes to 12 l. more, making 92 l.; therefore that 80 l. and that 12 l. is all the allowance to the farmer for his capital, and for his labour, and for his skill in superintending the farm?—Yes.

9296. You have put the price of wheat at 8 s. a bushel, or 64 s. a quarter; is that higher than the present price?—Yes.

9297. Suppose that wheat should fall to 50 s., you would have to deduct one-fourth part of the incomings of that farm?—Yes; then it must go back to 25 s. an acre, if wheat should come down to 50 s.

9298. You say in the proportion that it should go back from 40 s. to 25 s.; but you have represented 40 s. as being too high?—I have represented that there is no profit; but still the man lives upon the 80 l., being 10 per cent. on his capital of 800 l.

9299. Reducing the rent from 40 s. to 25 s., it would be in proportion as much too high at 25 s. as it is at 40 s.?—It would be about the same.

9300. The calculation you have put in is at 40 s. rent?—Yes.

9301. You mean that you reckon the rent now at 40 s., the price of wheat being at 64 s., barley at 32 s., and beef and mutton 6 d. per lb. to sink the offal?—Yes.

9302. But if the price of wheat continues at the present price, then a reduction of 25 per cent. should take place?—Yes, upon the rent in that statement, so as to make it any way profitable, or to maintain himself in old age, or sickness, or so on.

9303. This statement having been made, not according to the present prices, but according to the prices, wheat at 64 s., barley 32 s., beef and mutton at 6 d. per lb. to sink the offal?—Yes.

9304. With the price of 64 s. for wheat, and the rent of 40 s. an acre, the farmer obtains 80 l. for his labour and that of his family?—Yes.

9305. But if wheat should fall to 50 s., and the rent should be 25 s., there would still remain 80 l. to the farmer?—Yes.

9306. Do you think that this is a fair remuneration to the farmer; would he be satisfied with rent at 40 s. an acre, and wheat at 64 s.?—Not with that rent.

9307. Neither with the rent of 25 s., and the price of corn at 50 s., would the farmer be satisfied, nor could he get rich upon that?—No, not if wheat should come down to 50 s.

9308. You have put down the wages of labour as forming a part of the 109 l. paid after the rate of the wages that you have spoken of, 9 s.?—Yes.

9309. If prices continue as they are, do you think that the condition of the labourer could be sustained upon those wages?—Certainly not; the labourer must go back to 1 s. 2 d. a day.

9310. Then he has an insecure hold upon the situation he is in?—Yes.

9311. The labourer that has employment even?—Yes.

9312. Did the Committee understand you rightly that the charge for tithe was from a fourth to a fifth of the rent?—Yes, in the best lands.

9313. Not less than a fifth, and varying from a fifth to a fourth?—Some villages pay a fifth of the rent, and some a fourth, the great tithe.

9314. Is the land charged with great tithe subject to the composition of small tithe?—Yes.

9315. Then it pays to the Church from one-fourth to one-fifth of the rent, and the composition for small tithe in addition?—No; I consider the composition for small tithe included in the fourth or fifth.

9316. When you say the land is charged for tithe, partly drawn, partly com-

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pounded for, from one-fourth to one-fifth of the rent, you mean to say the tithes drawn and the tithes compounded for altogether amount to that?—Yes.

9317. You stated what would be the condition of the best land under a reduction of price, for wheat at 50 s.; what would be the condition of the inferior soils under those circumstances?—They would not be worth anything, in my opinion.

9318. What proportion do the inferior soils bear to the better soils in the district of which you have been speaking?—From 10 to 15 per cent.

9319. What is the proportion they bear in point of quantity to the richer lands?—There is not much poor soil within about seven or eight miles.

9320. Were these soils brought into cultivation by the higher prices of the war?—No doubt they were, all of them.

9321. Do you know any lands that paid rent before the war that would go out of cultivation if the wheat was to be reduced to 48 s. a quarter?—Yes, I do.

9322. Have the blacksmith's bills and the collar-maker's bills, and so on, been reduced much?—Rather reduced; the blacksmith, in consequence of iron being reduced.

9323. Are they lower than they were before the war?—About the same, I should think.

9324. You charge, in your statement, seed corn; is it the practice in your district for farmers to change their seed corn?—Yes.

9325. Do they continue to purchase it usually now?—Yes, generally speaking; the lighter lands will generally go to the heavier soils, and the heavier to the light.

9326. You have stated that the labourers are out of employment; do you think that there are too many labourers for the cultivation of the land?—No, I do not think there are, provided the price was sufficient to enable the farmers to employ them.

9327. How are the labourers now in their condition?—They are as well off as they were during the war time, because they buy everything so low.

9328. Do you think it is better for the whole of the labourers to be off the poor-rate, and in full employment upon the lands?—Yes.

9329. Were they not in full employment upon the lands during the war?—Yes.

9330. Why do you consider they are better off now?—From the price of provisions being so low.

9331. That does not bring them into a state of employment?—They are generally employed upon the best lands.

9332. Are you acquainted with any market towns in your district?—Yes.

9333. Do the tradesmen make any complaints that they are in want of custom from the distressed state of the farmers?—Yes, some of them do.

9334. Do they state that their custom was better at any other time?—They state that when the price of corn was better to the farmers, they had more money to spend.

9335. Then the tradesmen wish for a high price of corn?—They wish for a fair price.

9336. What do you call a fair price?—Eighty, or from that to 64 s.

9337. You stated that a great number of the tenants in your district had lost a great deal of capital; supposing those farmers were to be sold up, do you think that many of them would be in a state of solvency?—A great many would not be.

9338. Out of 100, how many do you suppose would be solvent, and how many insolvent?—I should think 20 out of 100 would be insolvent.

9339. Who are now going on farming?—Yes.

9340. Are there more sales take place at Lady-day?—There are within the last two or three years.

9341. In what proportion have agricultural implements been valued at those sales?—At a very low price generally; many farmers that have been sinking their capital have implements which have not been kept up in a proper state; waggons and ploughs, and things of that sort, have deteriorated very much indeed.

9342. Does not the number of sales that take place tend to diminish the value of those implements?—Where a sale takes place, and the implements are bad, they will not buy them.

9343. Suppose a waggon, in use for three years, had been sold 10 years ago for 30 l., how much would that waggon sell for now?—Not more than 5 l.

9344. What do you think has been the improvement in the system of husbandry

bandry since the war in the mode of cultivating the land?—I think they have employed within the last 20 years much more skill and capital. *Mr. John Hancock.*

9345. In fact, improvements of husbandry have arisen?—No doubt of it. *25 June 1833.*

9346. To what extent?—Ten per cent.; I should think some of them more.

9347. Notwithstanding the improved husbandry that has been introduced, tenants are disabled in the manner you describe from meeting engagements?—Yes.

9348. Do you recollect the high prices of 1813 and 1814, during the war?—Yes.

9349. Do you recollect the rents paid during that time?—Yes.

9350. Speaking generally, have not rents since that time been reduced 10 per cent.?—No, I do not think they have, generally speaking.

9351. Supposing 100 acres of this land, upon which your calculation is made, the best land in the vale of Taunton, was advertised before sale in the country paper, would there be a good deal of competition for it?—Yes, I think there would.

9352. Amongst what class of people?—Amongst the monied people and the little tradesmen that have saved a little money; the London merchants that have retired would buy 100 acres or so.

9353. Do you think that you could buy 100 acres of the best land in the vale of Taunton for 80 *l.* an acre?—Yes, for less than that.

9354. For how much?—You might buy it for 60 *l.* an acre.

9355. Would there be a good deal of competition for it?—There would be some competition, according to the situation, or according to whom it suited; many persons who have land adjoining would give 100 *l.* more.

9356. Then they would still enlarge the quantity of land that they have though they are suffering under the depressed prices?—Yes, in many cases.

9357. That is about 30 years' purchase for this land?—Yes.

9358. And yet you think that this land ought to undergo a reduction of 25 per cent. in the rent?—Yes, I do think so.

9359. There is such a competition that there is a good chance of getting 30 years' purchase upon the present rents in the vale of Taunton?—Yes.

9360. And besides that it is subject to these deductions, 20 *l.* for the tithe of wheat, 8 *l.* for oats, 3 *l.* 4 *s.* for 16 acres of hay, and 10 *l.* for small tithes; and yet it will bring 30 years' purchase at present?—Yes, that is some of the very best.

9361. Is that calculation of 60 *l.* per acre founded upon the 64 *s.* a quarter wheat, or upon 40 *s.* a quarter wheat?—Sixty-four shillings.

9362. If the price of wheat were to fall to 60 *s.*, would that land be 60 *l.* an acre?—No.

9363. How much would it fall?—To 45 *l.* or 50 *l.*

9364. How did it sell during the high prices of the war?—Never much more than it does now, except where there was a competition between two or three gentlemen.

9365. Were the rents ever raised in proportion to the prices?—Yes, I think they were.

9366. Have you had any opportunity of visiting the cottages of the labouring peasantry?—A good deal.

9367. Are they not improved in respect of the furniture and comforts they possess, in consequence of the low price of articles?—They are improved certainly; the lower price of dress is very considerable, and there is a great deal of cleanliness and comfort.

9368. Supposing an honest and an industrious man living upon land of good quality, would he have any difficulty in getting employment?—No.

9369. Would his wife and children have any means of getting employment?—They would have employment during the summer months.

9370. Could a family get 10 *s.* a week for the year, including their beer?—Yes, including the beer, and sometimes more; during the summer the wife would earn 4 *s.* per week; I have a family that I pay 30 *s.* a week to.

9371. What is that family composed of?—A man and two sons living together under one roof.

9372. Do they save anything; do they put anything into the savings' bank?—I do not think they save much; the sons may, perhaps; one of the sons is 18, and the other 21, able to do men's work.

9373. The yeoman must profit also by the decrease of price of all those articles?—Yes.

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9374. Does his clothing cost less, and his furniture cost less?—Yes.
9375. Are not the lower class of houses in Somersetshire in tolerably good repair?—Yes, generally speaking.
9376. Is not the chief complaint of the farmers in your neighbourhood, that the Irish produce lowers the market?—Yes, at times, in the Bristol market with the cattle, and a little with the corn.
9377. Did not you say that your meat had kept up higher in proportion to the corn?—Yes.
9378. Notwithstanding this importation of produce?—Yes; we do not find fault with the price of beef and mutton.
9379. What is the present price of corn and wheat in Somersetshire?—About 56 s. for the best white wheat.
9380. The present price of wheat being only 56 s., and you having stated that when wheat was 64 s. it would be possible to obtain only 30 years' purchase upon lands letting at 40 s. the acre, do you mean that now with wheat at 56 s. it would be possible to get so much as 30 years' purchase?—Perhaps it would not.
9381. Is not the price of 56 s. connected with the more abundant crop of last year, equivalent to a price of 64 s. upon an average crop?—No, I do not think the crop upon our vale was much more abundant than it was the year before.
9382. If any gentleman wanted an estate in your part of the country, could you assist him to procure the best land at 60 l. an acre; do you not think if a person bought 100 acres of land at 70 l. an acre, he would have obtained a good bargain?—I should not think he would.
9383. Could you get 100 acres at less than 70 l. an acre?—Yes, because it is not all good land.
9384. What proportion of bad land would there be mixed with the good?—Perhaps there would be 10 acres not very good, and 20 acres some of that inferior; and you can never take 100 acres but what there is some bad.
9385. Do you suppose any house upon this land?—Yes, buildings and farms and cottages, and all that.
9386. What is the best feeding land in the vale of Taunton; how many cattle would it feed?—It would take about two acres to an ox with hay.
9387. Is not Glastonbury vale still richer?—Yes, that is the principal grass land.
9388. Would it take so much as two acres for an ox?—It would from winter to summer; they always turn out the ox to hay in February, and to grass in May, and continue to give the ox some hay till Midsummer.
9389. What would be the weight of that ox?—About 60 score.
9390. When you say that good land would sell at 30 years' purchase, you mean at the present rent?—Yes, from 26 to 30 years' purchase; it is according to the situation.
9391. You state that rents are 25 per cent. too high?—Yes.
9392. Would not that, in point of fact, be giving 37 years' purchase instead of 30 years' purchase?—No; but there are some who purchase property who do not care sometimes if it does not bring in more than two and a half per cent., but he must have a low interest there.
9393. This you state to be the value of good land in the valley of Taunton?—Yes.
9394. Is the valley of Taunton, that you speak of, reckoned a very healthy part for the purchase of land?—Yes; we are thickly inhabited.
9395. Is it reckoned a fine climate?—Yes.
9396. Do the merchants who have been to the East and West Indies settle there?—Some do purchase land.
9397. Do they build houses upon that vale?—Not many; their houses are built near the town, or at Bridgewater, or westward.
9398. Does that bring men of wealth into the neighbourhood of this vale?—They may come to live there now and then.
9399. You said that you could not find perhaps 100 acres to purchase, if any body wished to purchase, did you not?—There is a great deal of land in the market now.
9400. Supposing that the proprietors of a large estate should be desirous of selling, could you get 30 years' purchase?—No, not upon a large estate.
9401. How much do you think you could get for a large estate at 40 s. an acre?—You could hardly get 40 s. an acre.

9402. Could

9402. Could you, as land-valuer, recommend a purchaser to give 30 years' purchase for any considerable quantity of land?—No, I should certainly not.

9403. Whoever bought it, giving 30 years' purchase at 40 s. an acre, must, if present prices continue, reckon to get only 30 s. an acre?—Yes.

9404. At present the landlord is getting an undue rent out of the capital of the tenant?—Certainly.

9405. The landlord is generally getting out of the capital of the tenant an undue rent of this nature?—Yes.

9406. The labourer is also getting more wages than the farmer can afford to pay him?—Yes.

9407. So that both the landlord and the labourer are breaking in upon the capital of the farmer of this land?—In a great measure they are.

9408. And notwithstanding that purchasers can be found who are willing to give 70 l. per acre?—Yes; I am speaking of the best land in other situations; it would not be so 60 miles from Taunton.

9409. Would that be equally true of the good land of the vale of Glastonbury?—I do not think the land in the vale of Glastonbury sells so high.

9410. Prices have fallen, and the rents are not reduced; are the lands better, in your opinion?—No, I do not think they are.

9411. How is it that that is the case; do the proprietors spend more upon the lands?—I do not know that they spend so much.

9412. Have there been great improvements made in Taunton lately?—Yes.

9413. Do you ever recollect it so flourishing as it has been within the last five or six years?—Taunton has been always improving; it is a beautiful situation, and many strangers come to reside there; it is a chief market-town.

9414. In some of the other towns in Somersetshire, or in your own town, have there not been a great many improvements made lately?—No; mine is a small village that I live in.

9415. You are acquainted with the other towns; are they improving?—Bridge-water has improved; there is a port there.

9416. Are not the houses very much improved?—Yes.

9417. You would say that so far as the towns are concerned, comparing them with what they were some time ago, a person might think that it was a flourishing country?—Yes.

9418. Is there not a great appearance of wealth in the towns, but a great appearance of poverty in the country among the farmers?—Yes.

9419. Have the farmers now as much grain in their rick-yards as they formerly had?—No, except those with large property.

9420. You have not a general scene of prosperity over the country, but a partial scene of prosperity combined with an appearance of poverty?—Yes.

9421. Do you think that the landed gentry in the neighbourhood go into the towns to reside there so much as they used to go?—No, I do not think they do.

9422. Who are the persons who spend this money in Taunton in improvements?—Persons that retire from London and other places.

9423. Living upon fixed incomes?—Yes.

9424. Have not those fixed incomes increased in value of late years? Is not a man receiving 500 l. a year now in a better condition than he formerly would be receiving that fixed income?—A man that has a fixed income of 500 l. is better off now than formerly.

9425. Therefore such a man would be likely to improve his house and premises at the present time?—Yes.

9426. Do you ever recollect the retail dealers in the towns boasting how rich they were? Is it not generally the habit of the towns to complain?—No; I never heard them complain without a cause.

9427. Have you heard them complain lately of the want of demand for their goods?—When there is a slack market, I have heard them complain that wheat is low; they have said that they should sell their goods better if wheat was higher.

9428. Have you known any very large investment take place in the vale of Taunton?—No, certainly not.

9429. By which a man could make large interest of his money?—Certainly not.

9430. All those purchasers you speak of that have purchased that land are in a great measure not natives of that country?—Yes.

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9431. Have they divided it into lots?—I have known men sometimes who have bought together, and afterwards divided it between them.

9432. You spoke of two acres of ground feeding an ox; do you mean that that would feed an ox without artificial food?—Yes; in the very best lands, perhaps, the farmer, during the months of February and March and April, may give him artificial food to bring him on turnips and mangel-wurzel, and so on, to make him pretty good.

9433. Do not you consider that land of which you speak to be the best grazing land in England?—Yes.

9434. Do you know any better?—No, I do not.

9435. Are the wages of labourers made up by the poor-rates?—Not much; generally we employ in the parish where I live the children as soon as they are able to work.

9436. Then a labourer with a large family receives for that family the average wages of 9 s. a week?—Yes; if we do not bind apprentices we send them out, and the farmers will take them and employ them, and give them 3 d. or 4 d. a day.

9437. Have the farmers any servants in their houses?—Not more than one or two.

9438. In your district has that practice much diminished?—Yes, it has diminished within these 20 years, I think.

9439. Is that to the advantage or to the disadvantage of the morals and comfort of the female servants?—I do not know; it is not very pleasant to have too many servants in the house.

9440. You think the change is beneficial?—Yes, to the master and mistress and all; it is not pleasant having so many female servants and young men about.

9441. On the whole, you think it is advantageous to the morals of the servants?—I do think it is.

9442. Why, in these two calculations you have given in, have you put in the one case 180, moderate land, the servants' wages 10 s. 6 d., and in the other the wages of 9 s.?—I included in the west-country farm victuals, liquor, and every expense of hay and corn harvest.

9443. Do the farmers' servants dine at the same table with the farmer?—No, they do not, generally speaking, except it is among a small farmer of 50 or 60 acres; he is like a servant himself.

9444. What is the diet of the labourer in Somersetshire; what is his breakfast?—A piece of bread and cheese and broth, and a little bacon.

9445. Has he bacon every day?—Yes; bacon has been sold very low, at 4 d. a pound.

9446. Almost every labourer in Somersetshire has this every day?—The greatest proportion; you will get a drunken man who will spend all he gets sometimes among the beer-shops.

9447. But the honest and industrious man can live pretty comfortably?—Yes.

9448. Do you find the beer-shops very prejudicial?—Yes.

9449. You have stated the tenants to be in a bad condition, and their capital declining, and you think that, generally speaking, the rents are from 20 to 25 per cent. too high; supposing the landowners were instantly to come down to those prices at which you think the tenant could live, would not then their condition improve, and their capital accumulate, as it did in former times?—I think it would.

9450. Then it is the too high rent that they pay which, in your opinion, is the principal cause of the condition in which they stand?—I think it is.

9451. Will you be so good as to state the proportion of produce which is now paid to rent, and that which was paid before?—I should think from 1804 to 1818 600 bushels of wheat then would pay the same rent as 900 will now, or has these last eight or 10 years.

9452. When you state that there must be a reduction of rent by the amount of 20 or 25 per cent., upon what estimate do you found it?—Upon the price of wheat at 64 s. and barley at 32 s., and beef and mutton at 6 d. per lb.; the rent of land should be 25 per cent. abated.

9453. Is the whole of the reduction that you contemplate simply and entirely a reduction of rent; would there not be some reduction of other charges in providing seed?—Yes.

9454. Would

9454. Would the poor-rate be kept at the same amount?—It would be a little less. *Mr. John Hancock.*

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9455. And the tithes?—The tithes would be less if the rents were less.

9456. Admitting that there would be the reduction to the farmer upon various items of this kind, upon account of the reduction of the price of wheat, would it be fair to take the whole of that difference from the rent as well as from the other part?—Rent is the principal thing.

9457. What did this land let for, which is let for 40 s. an acre now, 35 years ago?—I think 20 s. or 22 s. per acre would include every expense.

9458. By including every expense, do you mean including poor-rates?—Yes.

9459. What was the actual rent paid by the tenant to the landlord in the year 1795?—I think about 20 s. an acre, and generally at that time the landlord paid all rents and taxes.

9460. And this is in the best land in Somersetshire?—Yes.

9461. Do you mean that the landlord paid the poor-rates?—Yes, from 1795 up to 1800.

9462. At what rate does the land let now?—At 40 s.

9463. Is this land in an improved condition?—I think the skill and industry may improve the land rather.

9464. Supposing land to have been in the same state and condition in 1795 that it now is, at what rate would it have let?—It would not let for more than 25 s. or 26 s. an acre.

9465. Then you think that the difference between 26 s. and 40 s. constitutes the great pressure upon the farmer?—Certainly, with the addition of all the rents and taxes, the greater part of which are thrown upon many of the farmers of late years.

9466. Are you speaking of any particular farm?—No, I can mention 20 farms of this kind.

9467. The reduction you say wanted is 25 per cent., is that upon 40 s. an acre land?—Yes.

9468. If wheat was to be at 50 s., what would be the reduction then necessary?—If it was to fluctuate from 40 s. to 50 s., I think it must be reduced from 25 or less; it is the same labour and expense as there would be.

9469. That is, a reduction of about 25 per cent. from the rent; do you think the landlords in that district would be well capable of bearing that reduction?—Some of them would no doubt, others would not, who have taken up money upon the land.

9470. Do you think that sales of property would increase if there was to be a reduction of 25 per cent.?—I think there would be a considerable portion.

9471. The landlord who is pressed upon by encumbrances then would sell?—A great deal of the land would be lowered in rent if they had not this money payment.

9472. Though the reduction of rent might be very prejudicial to the landlord, if once rent found its level with the price, and the price remained steady, the condition of the tenant would improve?—Yes, it would be more to the advantage of many people, but if things do not mend they will retire altogether.

9473. The difficulty of the farmer arises from the fluctuation of the price, while the rent remains stationary?—Yes.

9474. Judging from what you have seen in the last 15 or 16 years, should you say that both for the agricultural labourer and the farmer, future steadiness of price was a great object?—Certainly it would be.

9475. Do you think that avoiding fluctuation by legislative means is a desirable mode for the labourer and the tenant?—Yes.

9476. If the price of wheat falls to 48 s. or 50 s. the quarter, will not a great deal of poor land be thrown out of cultivation?—I think it would with the present rents and the present encumbrances.

9477. Would not the poorer lands be able to pay any rent?—No, I do not think they would.

9478. Would not that throw a considerable number of tenants out of employment?—I think it would.

9479. Do you recollect the old times of 1795, before the war?—Yes, I recollect them very well.

9480. When farms were then let, was it not the practice to leave a larger margin

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margin for the profit to the farmer than at present?—They generally considered one-third; three rents were generally considered to be made.

9481. How is it considered now?—We ought to make three rents now, but that it is impossible to do, except with extraordinary good management and very good land.

9482. When you talk of three rents, that is an average; on some lands you are obliged to pay four, five and six rents, are you not?—Yes; I am speaking of the best land, and the average of rents.

9483. Would you conceive that it was necessary to have three rents upon the best grazing land as a return for the expenditure?—No, but I am not acquainted with the best grazing land; there is not so much labour and manure and so on upon that.

9484. Will you be so good as to state the expense of cultivating an acre of wheat?

[The following Papers were delivered in:]

The EXPENSE of the FIVE following CROPS, taken to commence at Michaelmas, in a fair state of Cultivation.

The Expense of an Acre of Wheat, on the average of the best land :

	£.	s.	d.
Ploughing headland and furrowing up and drawing out per acre - - -	-	6	-
Lime and carriage, 15 hogsheads per acre, 2 s. 6 d. per hogshead - - -	1	17	6
Ploughing, dragging, rolling, harrowing in the seed per acre, sometimes lay wheat and sometimes fallow - - - - -	1	-	-
One year's parish rates - - - - -	-	6	-
Seed wheat, 2 ½ bushels, at 8 s. per bushel - - - - -	1	-	-
Tithes in general - - - - -	-	17	6
Weeding and repairing fences of corn-field, per acre - - - - -	-	1	-
Reaping, harvesting, thatching, &c. - - - - -	-	12	-
Thrashing, winnowing, &c. - - - - -	-	16	-
One year's rent now generally paid for the best land - - - - -	2	-	-
Interest money, one year - - - - -	-	7	-
	£.	9	3

2d. Turnips out of Wheat-erish :

From four to five ploughings, at 6 s. 6 d. - - - - -	1	8	-
Dragging, harrowing and rolling after every ploughing - - - - -	-	10	6
Throwing up the dung to heaps in the courtledges, and turning ditto, per acre - - -	-	1	-
Drawing out the dung, 10 loads, at 1 s. 6 d. - - - - -	-	15	-
Spreading, per acre - - - - -	-	2	-
Seed and sowing - - - - -	-	2	-
Hoeing and weeding - - - - -	-	5	-
Tithes, &c. - - - - -	-	5	-
Parish rates - - - - -	-	6	-
Wear of gate, hurdles, fences - - - - -	-	3	-
One year's rent - - - - -	2	-	-
	£.	5	17

3d. Barley Crop :

Two ploughings, at 6 s. 6 d. - - - - -	-	13	-
Dragging, harrowing, rolling and nealing the seed after each ploughing - - -	-	8	-
Grass seeds, per acre - - - - -	-	9	-
Seed barley, 4 bushels, at 4 s. per bushel - - - - -	-	16	-
Sowing barley and grass seed - - - - -	-	-	6
Parish rates - - - - -	-	6	-
Weeding and repairing fences, &c. - - - - -	-	2	-
Mowing, harvesting and thatching, &c. - - - - -	-	10	-
Tithes, at 35 bushels per acre - - - - -	-	14	-
One year's rent - - - - -	2	-	-
	£.	5	18

4th. Young Grass :

Parish rates - - - - -	-	6	-
Weeding - - - - -	-	1	-
Tithes - - - - -	-	5	-
One year's rent - - - - -	2	-	-
	£.	2	12

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5th. Second Grass :												£.	s.	d.
Parish rates	-	-	-	-	-	-	-	-	-	-	-	-	6	-
Tithes	-	-	-	-	-	-	-	-	-	-	-	-	2	-
Weeding and fencing	-	-	-	-	-	-	-	-	-	-	-	-	1	-
Rent	-	-	-	-	-	-	-	-	-	-	-	2	-	-
												£.	2	9 -
1st year's Wheat	-	-	-	-	-	-	-	-	-	-	-	9	3	-
2d, Turnips	-	-	-	-	-	-	-	-	-	-	-	5	17	6
3d, Barley	-	-	-	-	-	-	-	-	-	-	-	5	18	6
4th, Young Grass	-	-	-	-	-	-	-	-	-	-	-	2	12	-
5th, Second Grass	-	-	-	-	-	-	-	-	-	-	-	2	9	-
												26	-	-
Four years' interest money, at 7 s. per year	-	-	-	-	-	-	-	-	-	-	-	1	8	-
												£.	27	8 -
Cr.														
By 25 bushels of wheat per acre, at 8 s. per bushel	-	-	-	-	-	-	-	-	-	-	-	10	-	-
By 1 acre, turnips	-	-	-	-	-	-	-	-	-	-	-	3	10	-
By 35 bushels of barley, at 4 s.	-	-	-	-	-	-	-	-	-	-	-	7	-	-
1 acre young grass	-	-	-	-	-	-	-	-	-	-	-	4	10	-
1 ditto, second ditto	-	-	-	-	-	-	-	-	-	-	-	2	10	-
												£.	27	10 -

Statements referred to in Q. *9164.

IN compliance with your request, we have prepared two statements of the present condition of lands in the vale of Taunton (Somerset). The first relating to lands of a superior quality, averaging 40 s. per acre rent; the second relating to lands of a second-rate quality, averaging about 30 s. per acre rent; from which it will be perceived that the land of a superior quality alone pays its expenses, there being a great deficiency on a second-rate quality, and consequently it will appear from such statements that lands of an inferior quality are at present worth nothing. If there be any error in our statements, we consider that it is on the favourable side, as we have made no allowance for bad seasons, for harvest, &c.

A farm of 100 acres of the average of the best land in the vale of Taunton Dean, in the county of Somerset, which land is very much injured by the high hedges and the large growth of timber trees in those hedges, preventing a free circulation of air, harbouring birds and laying the corn very much from rain previous to the harvest near the hedges, which occasions at least 2 bushels per acre deficiency on the average.

PRODUCE:

	£.	s.	d.
23 acres of wheat, 25 bushels per acre, at 8 s. per bushel	230	-	-
14 ditto Lent corn, barley, beans and peas, 35 bushels per acre, at 4 s. per bushel	98	-	-
3 cows, at 9 l. per cow	27	-	-
2 oxen, sold annually at 18 l. each	36	-	-
1 cow or heifer	14	-	-
30 fat sheep, sold annually at 48 s. each	72	-	-
1 $\frac{3}{4}$ pack of wool, at 10 l. per pack	17	10	-
5 acres of orchard, at 7 hogsheads per acre on the average, 30 s. per hogshead for 35 hogsheads	52	10	-
1 acre of potatoes, at 12 l. per acre	12	-	-
10 acres of turnips on an average, consumed by the sheep, &c.			
Pigs, poultry, garden and a few grass seeds grown, on an average (say)	17	-	-
Amount of earnings during the year, on an average, for labour done to the roads, and carriage of coal for burning lime, &c. (say)	8	-	-
14 acres young grass	The produce consumed by the cattle and sheep, &c., kept on the farm.		
7 ditto second ditto			
7 ditto pasture			
16 ditto meadow			
3 ditto mow burtons, fences, homestead, wastes, &c.			
100 acres.	Amount of Produce	£.	584 - -

Mr. John Hancock.

OUTGOINGS, &c.:

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	£.	s.	d.
Rent of 100 acres, at 40s. per acre	200	—	—
Tithe of 23 acres of wheat, 17s. 6d. per acre	20	2	6
Tithe of 14 acres of Lent corn, 12s. per acre	8	8	—
Tithe of 16 acres of hay mown, at 4s. per acre, and consumed on the farm	3	4	—
Small tithes of lambs, wool, cows, apples, agistment, &c.	10	—	—
Poor-rates, on the average	20	—	—
Highway-rates	5	10	—
Church-rates	2	—	—
Wages, on an average, for manual labour, say 9s. per week for 4 men, and 6s. per week for a strong lad, hay and corn harvest included	109	14	—
Beer and cider for manual labour	19	—	—
Blacksmith's bill	9	10	—
Carpenter's bill	10	10	—
Seed wheat, 46 bushels, at 8s.	18	8	—
Seed Lent corn, 56 bushels, at 4s.	11	4	—
300 hogsheads of lime for manure, on the average at 20d. per hogshead	25	—	—
Farrier, 2l. 10s.; harness mender, 2l. 10s.	5	—	—
800l. capital employed, including the farmer's and wife's labour, and female servant in house, at 10l. per cent.	80	—	—
Market expenses, turnpikes, &c., per annum	5	—	—
Grass seeds, on the average	6	10	—
1 ½ per cent. on 800 l. for wear of implements and risk of live stock, &c.	12	—	—
	£.	580	10 6

The PRODUCE and OUTGOINGS of a Farm of 180 Acres of second-rate land in the western part of the County of Somerset, at 28s. per acre rent.

PRODUCE:

	£.	s.	d.
30 acres wheat, at 8l. per acre, 20 bushels per acre, at 8s.	240	—	—
30 ditto Lent corn, at 6l. per acre, 30 bushels per acre, at 4s.	180	—	—
25 ditto turnips	The produce consumed by the store cattle and sheep kept on the farm.		
30 ditto young grass			
15 ditto second ditto			
44 ditto meadow and pasture			
1 ditto potatoes	9	—	—
5 ditto orchard, at 5 hogsheads per acre, at 28s. per hogshead	35	—	—
180 acres.			
5 cows, at 9l. per cow, including calves	45	—	—
4 oxen, at 15l. each	60	—	—
1 heifer, at 12l.	12	—	—
50 sheep bred on the farm, at 42s. each	105	—	—
3 packs of wool, on an average at 10l. per pack	30	—	—
Amount of earnings during the year, on an average, for labour done on the roads, and carriage of coal, &c. for burning lime (say)	10	—	—
Pigs, poultry, &c., also a few grass seeds grown, on an average (say)	30	—	—
	£.	756	—

OUTGOINGS:

One year's rent, 180 acres, at 28s. per acre	252	—	—
Poor-rates	26	—	—
Church-rates	3	—	—
Highway-rates	7	—	—
Tithes of wheat, 30 acres, at 14s. per acre	21	—	—
Tithes Lent corn, 30 acres, at 10s. 6d. per acre	15	15	—
Tithes of hay, 30 acres, at 3s. per acre	4	10	—
Small tithes: lambs, wool, cows, apples, potatoes, agistments, seeds, &c.	11	—	—
Wages for manual labour, 6 men, at 10s. 6d. per week; and 21 boys, at 4s. per week each, including beer, cider, thatching, harvest expenses, &c.	182	19	—
Carpenter's work	12	—	—
Blacksmith's work	12	10	—
Seed wheat, 80 bushels, at 8s. per bushel	32	—	—
Seed barley, 120 bushels, at 4s. per bushel	24	—	—
Grass seeds, 30 acres, at 9s. per acre	13	10	—

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	£.	s.	d.	Mr. John Hancock.
600 hogsheads of lime, at 2 s. per hogshead - - - - -	60	-	-	
Farrier, per annum - - - - -	4	-	-	
Harness-man - - - - -	4	-	-	
Market expenses, fairs and turnpikes - - - - -	8	-	-	
1,300 l. capital employed, at 10 l. per cent., including the farmer's and wife's labour, and a female servant in house - - - - -	130	-	-	
1 ½ per cent. on 1,300 l. for wear of implements and risk of live stock, and wearing out on the farm - - - - -	19	10	-	
	842	14	-	
Produce - - - - -	756	-	-	
Deficient - - - - -	86	14	-	

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AMOUNT of CAPITAL for Purchasing the Live and Dead Stock employed on a Farm of 100 Acres of good Land.

	£.	s.	d.
3 horses, at 20 l. each - - - - -	60	-	-
4 working oxen, at 14 l. each - - - - -	56	-	-
3 cows, at 13 l. each - - - - -	39	-	-
28 store ewes, at 36 s. each - - - - -	50	8	-
28 one-year-old sheep; viz., ewes and wethers, at 30 s. each - - - - -	42	-	-
1 ram - - - - -	4	-	-
3 two-years'-old beasts, at 9 l. each - - - - -	27	-	-
3 yearlings, at 5 l. each - - - - -	15	-	-
1 yearling colt - - - - -	12	-	-
1 sow pig - - - - -	2	-	-
6 store pigs - - - - -	6	-	-
2 waggon - - - - -	45	-	-
2 carts or puts, at 8 l. each - - - - -	16	-	-
2 ploughs, at 3 l. each - - - - -	6	-	-
1 pair draggs - - - - -	3	-	-
2 pair harrows - - - - -	3	-	-
2 rollers - - - - -	4	-	-
1 winnowing machine - - - - -	7	-	-
2 dozen sacks, at 36 s. per dozen - - - - -	3	12	-
Winnowing sheet - - - - -	2	-	-
2 waggon lines - - - - -	1	16	-
Horse harness, 2 breeching and 3 single harness, collars, halters, &c. - - - - -	8	-	-
Bridle and saddle - - - - -	5	-	-
Casks, brewing utensils, cider vats, &c. - - - - -	40	-	-
Yokes, bows and chains - - - - -	4	-	-
Forks, rakes, shovels and dung-forks - - - - -	1	10	-
Measures and seedlips - - - - -	-	10	-
Crow or iron-bars - - - - -	-	10	-
Gate hurdles for parting turnips, 10 dozen, at 1 l. 4 s. per dozen - - - - -	12	-	-
Half-year's rent - - - - -	100	-	-
Poor and church-rates - - - - -	22	-	-
Highway-rates - - - - -	5	10	-
Wages for manual labour, at 9 s. per week for 4 men, and 6 s. per week for a strong lad, hay and corn harvest included - - - - -	109	4	-
Beer and cider for manual labour - - - - -	19	-	-
Blacksmith, 9 l. 10 s.; carpenter, 10 l. 10 s. - - - - -	20	-	-
Seed-wheat, 18 l. 8 s.; Lent corn, 9 l. 16 s. - - - - -	28	4	-
Manure for lime, &c. - - - - -	25	-	-
Grass seeds - - - - -	6	10	-
Farrier, 2 l. 10 s.; harness-mender, 2 l. 10 s. - - - - -	5	-	-
Expenses of housekeeping and servant's wages, before any produce of the farm can be sold (say) - - - - -	80	-	-
	£.	896	14

Mr. John Cooper, called in; and Examined.

Mr. John Cooper.

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9485. WHERE do you reside?—Northamptonshire.
9486. What is the name of the place?—Pottersbury.
9487. Near Stoney Stratford?—Yes.
9488. Do you occupy land?—I manage land there, and I manage a considerable tract of land in Suffolk; I am agent to two properties, and I manage land upon both properties.
9489. Not on your own account?—I manage some in Suffolk on my own account, of my own property, and some also as the agent.
9490. What is the extent of the land you manage in Suffolk on your own account?—On my own account, about 300 acres.
9491. Is it your own property?—Yes.
9492. In Northamptonshire how much land do you hold?—I manage in Northamptonshire about 400 acres.
9493. Paying rent?—Not paying rent; I manage it for a nobleman.
9494. Acting as his bailiff?—As his agent.
9495. Are you agent to anybody else besides that individual?—I am occasionally employed by other gentlemen for the valuing of lands.
9496. In both of those counties?—In several counties in England.
9497. In what counties?—Lincolnshire, Norfolk, Cambridge and Essex; not confined to any particular counties.
9498. And Bedfordshire?—Yes; I have been over some property in Bedfordshire within this last year.
9499. Have you now enumerated those counties to which you can more particularly speak with respect to the state of agriculture in them?—I think from my long living in Suffolk I am more conversant with Suffolk and Norfolk.
9500. How long have you been in Northamptonshire?—I have managed that estate only two years.
9501. Had you not visited Northamptonshire before that time?—Yes, I had ten years ago.
9502. Had you observed the state of agriculture at that time?—Yes.
9503. Had you observed the condition of that proprietor's property?—I went over purposely ten years ago.
9504. Speaking of the last ten years, and comparing the state of agriculture in Northamptonshire when you first visited it with its state now, speaking generally, should you say that it had improved or gone back, or was stationary?—Gone back.
9505. In what particular?—In its produce.
9506. Has the gross produce materially diminished, do you think?—The gross produce has, I think, diminished.
9507. What is the quality of the soil?—It is variable; a clay subsoil, and in some cases limestone is the substratum.
9508. You are now speaking of Northamptonshire?—Yes.
9509. In average years, what is the produce of wheat?—In the average years, three quarters per acre.
9510. Does it now produce three quarters an acre, or did it produce that quantity when you first knew it?—The average, I think, is not three quarters now; it is less.
9511. Considerably less?—One-half quarter less.
9512. One-sixth of the whole?—Yes.
9513. To what circumstance do you ascribe this diminished produce? To the incapability of the farmers, from the want of capital, to cultivate their land, and to increase its produce by good cultivation and artificial means.
9514. When you mention artificial means, do you mean artificial manures?—I mean artificial manures.
9515. Is the soil of Northamptonshire a retentive soil?—In some parts it is.
9516. Do farmers pay as much attention to keeping this retentive soil dry as they used?—Yes, I think they do; for within the last few years particularly, on the property which I mention, I have done everything in my power to increase drainage, and thereby improve the soil.
9517. Within the last two years by whom has the outlay been made; by the tenant unaided by the landlord, or by the landlord, or by joint outlay?—It depends upon the plan; in some cases the landlord has upon conditions drained the land, and let it at a higher price, or he has let it at a reduced price to the tenant to drain it.
9518. You have spoken of Northamptonshire; in Suffolk, which you know best, and

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and in Norfolk, within the last ten years, has cultivation gone back?—Decidedly gone back, particularly the wet tenacious soils.

9519. In both counties?—In both counties decidedly decreased; more so in Suffolk, from my own knowledge, than I have experienced in Northamptonshire.

9520. You have mentioned a sixth as what you would estimate the diminished produce in Northamptonshire, and you say that the diminished produce is in a higher proportion in those two counties; what proportion would you name?—I should think it has diminished a fourth on the wet clayey lands.

9521. The soil is not retentive, it is dry?—In parts it is very retentive, even more than Northamptonshire.

9522. Is that part of Suffolk of which you now are speaking a retentive soil?—That part which is most retentive certainly has suffered most, or gone back most in its produce.

9523. To what do you ascribe the diminished produce in Suffolk and in Norfolk?—The diminished produce upon the soil that I can speak of is from the want of capital in the occupants.

9524. And in other cases, where the soil is not retentive, and where that annual outlay has not been made, how has it diminished?—By want of capital there also.

9525. Not speaking of any particular estate which is under your management, but giving your opinion generally, should you say that rents were too high?—Rents, in some cases, are too high, but they are not the greatest evil in my estimation.

9526. Have rents been diminished materially since the war?—Yes, I think very materially reduced.

9527. Speaking generally of those counties, to what extent should you say since the war rents have been reduced?—From 20 to 30 per cent.

9528. And yet, notwithstanding that reduction, should you say, speaking generally, that they are still too high if the present prices are maintained?—The expenses upon the land are too much, according to the state of its improvement and the value of its produce.

9529. You say that there are other charges; confining yourself to rent as one of those charges, if the present prices continue, notwithstanding the reduction since the war, should you say that rents were too high?—With the encumbrances upon the land present rents cannot be paid.

9530. To what extent should you say that a reduction of rent was necessary?—In the case of Suffolk, with the present price of corn, taking the average of prices from last Michaelmas up to this time, there is much land in the retentive clayey parts of Suffolk which will not give any rent.

9531. In those districts in which you think no rent could be afforded under the present prices, are the poor-rates very high?—The poor-rates are very high.

9532. How much per acre?—The poor-rates in some cases are from 7 s. to 10 s. an acre.

9533. What is the rent upon that land?—The nominal rent, for I think it is not paid, is from 15 s. to 20 s.

9534. And in average years, under present cultivation, what is the produce of that land in wheat?—Two quarters and a half of wheat. The wet clayey land requires so much labour, and the labour and rates are so much more expensive than they were.

9535. What species of labour, the wages of the men, or other outgoings?—The wages of the men, and the unwillingness with which they perform the labour now.

9536. Has his disposition altered?—Yes; having the poor-rates to depend upon he ceases his exertions.

9537. Is that change very perceptible?—Very much so.

9538. Is it recent, or has it been gradual?—It has been gradual, but I think it has increased conspicuously within the last three years.

9539. Having intercourse with these labourers, and having observed this striking change in their disposition, have you endeavoured to trace it to its cause?—I know no other cause than that they can obtain money without work, and consequently they cease to endeavour to obtain it by work.

9540. Had they not always that legal claim?—No, not legal; I believe it is rather customary than legal.

9541. Has the custom of giving able-bodied men relief from the poor-rates grown up within the last three or four years?—Very much so.

9542. Have you had any fires in your neighbourhood?—Yes, in the neighbourhood, but not on the district that I manage.

Mr. John Cooper.

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9543. Do you think the relief which is given out of the poor-rates, or the wages, which you say are higher than the farmers can pay, are paid under intimidation in any degree, or voluntarily?—They have been paid under intimidation.

9544. Does that observation apply to the payment out of the rate?—Not out of the rate; the men were paid by the farmer more money for the same work performed, in consequence of the intimidation arising out of the fear of fires.

9545. Has that fear which has extorted this higher payment arisen within the last three years?—Yes, since the almost general discontentment in the labouring population showed itself.

9546. Are the labouring classes aware that those payments have been more or less extorted by fear?—Yes, I know that it is so.

9547. Do you think that they have a feeling that wages cannot be reduced?—Yes, they would unwillingly submit to a reduction of wages.

9548. Has this feeling operated upon their industry?—Very much so.

9549. For those higher wages do they do so much work?—No, decidedly less.

9550. Do those observations apply to Northamptonshire, and to all the other counties you have mentioned, as well as to Suffolk and Norfolk?—Yes, they apply to agricultural districts.

9551. Is the system of poor-rates one and the same throughout those counties, or is there any difference?—The system of managing the poor is very nearly the same throughout those counties.

9552. Therefore there is no variety of management, and the effect produced is one and the same?—The effect produced is nearly the same; there are little varieties of management, because every parish has its own way of managing the poor, but there is no material difference.

9553. Has the labour-rate been tried in any of those parishes?—Yes, in many of them.

9554. With what effect?—A good one.

9555. Has it been tried in many instances within your own knowledge?—Yes, in several parishes.

9556. And you watching that effect?—I have, and approve of it.

9557. How long experience have you had?—Since it began working in last November.

9558. Your experience is very short, therefore?—Certainly; but having the management of a large estate, and that fortunately consisting of several parishes, belonging to one gentleman, consequently I could adopt as it were a system of my own for its management, and when I took it in hand about 12 years since the poor were then out of employ, the lands in a bad state of cultivation, the tenants poor, and every thing working badly. I suggested a principle which has been adopted, and it has been practised up to this time, which is this, that a clause is inserted in the agreement, that each farmer should employ the labouring poor dependent upon the parish for maintenance in proportion as his assessment is to the assessment of the whole parish, and consequently each occupier bore his proportion of the labouring population; the result has been that the land has been improved, the habits of the poor very much improved also, and the capital of the farmer is also improving.

9559. You have had 12 years' experience of that?—Yes, and the results have proved the advantage of the plan.

9560. And the principle of your plan is very much the same as the principle of the labour-rate?—As much as it is possible the same principle.

9561. And therefore, though under the Act you have had only a short experience, since November, you think you have had 12 years' experience of the principle of that measure?—Yes, for its working is the same.

9562. And you think favourably of it?—Yes; it is the greatest improvement that I can suggest under the existing poor laws. Some of those parishes are subject to tithes, and in order not to check the cultivators of the soil by any want of good understanding between the rectors and occupiers, I agreed with the rectors that I would pay them on account of my employer, the landowner, one-fifth of the rents, as a commutation for the tithe, and that the tithe should increase and decrease exactly as the rents did; that has also worked extremely satisfactorily, both to the rectors and the owners and occupiers of the soil.

9563. Was the great tithe in the rector in all those cases?—Yes, all the tithes.

9564. The rectors concurred in making their tithe fluctuate in exact proportion to your rent?—Yes; they united their interests with the landowner and occupier.

9565. The

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9565. The rectors did not contribute to the labour-rate?—No; the conditions were, that they should be exempt from all parochial charges.

9566. They were not rated to the poor?—No; I paid them one-fifth of the rent; it is a principle which cannot be regular, because it must depend upon the system of cultivation; but I think in this case it was strict justice between man and man, and that one-fifth of the rent was a fair proportion of tithe.

9567. And the rectors willingly concurred in it?—And the rectors willingly concurred in it, and they have been satisfied at the result.

9568. Have the parishioners been satisfied?—Very much so.

9569. You are aware that the cases in which you tried the experiment are, as you have stated, peculiar in two of the parishes in which the experiment was tried, having been the property of one individual?—Yes, I am aware of the advantage.

9570. Would not great difficulty arise in generalizing that plan, where the property was much subdivided in the parish?—It would; it could not be carried into effect but by a law; but such a law would, in my opinion, be advantageous to all interests.

9571. You know the present Labour-rate Act?—I do.

9572. Have you known proprietors being prevented adopting of such a plan by a very large majority against them?—Yes.

9573. Is it your opinion, in the execution of this plan, that a very large majority should be binding upon the minority?—In all cases the majority ought to be binding upon the minority, undoubtedly.

9574. Do you think that it would be dangerous to entrust to the majority of rate-payers a power to bind the minority; would it be liable to abuse?—I think not, because the majority should bind the minority; it would be interest which would guide people, and consequently there would be no danger in the majority binding the minority; in adopting improved principles of management it must be majority of property.

9575. You think that a change of the Labour Act, binding the minority by the majority, would be an advantageous change?—Decidedly so.

9576. Advantageous to the labourers as well as to the rate-payers?—I think it would be advantageous to the labourers as well as to the rate-payers; and I think it would be even advantageous to the small proportion of payers, meaning the little artisans in the agricultural parish, who complain that the labour-rate is burdensome. I think it is generally advantageous upon these grounds: their (the tradesmen's) interests are identified with that of the cultivators of the soil, and the more money there is expended by the cultivators of the soil, the more money comes into their hands through that of the labourers, and so forth.

9577. If you rendered a labour-rate compulsory, according to your view and the principle upon which you have acted, it would be fair to exempt the clergyman from payment of the rate?—He would be exempt if he commuted his tithe, but he must not be exempt if he collected it.

9578. Your principle is commuting the tithe with the rector; if he commuted it on the principle of his tithe fluctuating with the rent, he would be exempt from the rate?—Yes; because one-fifth of the rent would entitle the clergyman to be exempt from the labour and all parochial rates.

9579. From your experience in these matters, should you say that the clergy generally would be content to have that one-fifth of the rent?—It depends upon the districts; in many districts they would, and in many districts they would not, because it depends upon the expense of cultivation; arable land is worth more tithe than pasture land.

9580. In those parishes where the rectors did so compound, was there a mixture of pasture land and arable, or was it principally arable?—It is a fair mixture; there are three-fifths arable, and two-fifths pasture and sheep-walk.

9581. That is under the rotation of cropping?—Yes; the arable land is under the regular rotation of four-course cropping.

9582. In this parish was there tithe of agistment and great tithe?—Yes; vicarial as well as great tithe.

9583. Was there a tithe of lamb and wool?—Yes, that is included in the above-mentioned tithes.

9584. And the clergy took this fifth of the rent in composition for all tithes, whether great or small?—Yes; and to be excluded from all parochial charges.

9585. In Suffolk the estate you manage is a very large one?—About 14,000 acres.

Mr. John Cooper.

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9586. Has there been any great reduction of rent within the last 10 or 12 years?—The improvement of the property, in consequence of the new system of cultivation which has been adopted, has really increased the rent.

9587. There has been an increase of rent within the last 12 years, without any burden to the tenant?—Yes; from the particular circumstances mentioned, the occupation of the land is increased in value.

9588. But 12 years since you found the property in this state, that the farms were in disorder, the capital of the farmer decreasing, and general distress from want of employment?—Yes, and many of the poor out of employment.

9589. And speaking of that property at present, extending over and including many parishes, the capital of the farmer is increasing, the labourers are employed, and there is generally improvement?—Yes, there is general improvement; more than that, there are not only the poor which belong to the several parishes employed upon the estate, but poor from other parishes are employed there.

9590. You know more of that land than any other in the county of Suffolk, do you not?—Yes, from residing much upon it, and observing the working of all matters connected with it.

9591. When you say that there has been a reduction of produce of land, you do not speak of this estate in Suffolk?—No, certainly not; it must have improved in produce to have improved in rent.

9592. There has been an increase in the produce of that estate?—Decidedly so.

9593. You consider one of the chief evils in agriculture is the mal-administration of the poor laws?—I do; it is in my opinion the greatest evil.

9594. You think if the mal-administration of the poor laws could be remedied there would be a corresponding improvement in other estates to that which has taken place in this estate?—Yes, as the system now is, it is compulsory, and therefore unwilling labour, and consequently the men are not half so industrious, or half so efficient or contented as they were when I commenced farming 28 years ago.

9595. Supposing you had the absolute power of introducing a proper system of administering the poor laws in other parishes, and undertaking all the difficulties which arise from conflicting interests, do you think the condition of the farmers would be proportionably improved?—I am sure it would; and it must be obvious to every landowner in England, that the farmers generally are not as practically informed themselves as they used to be: the reason I attribute to this, that from the superabundance of labour which is experienced in many parishes, the farmers' sons do not apply themselves to those industrious and practical habits which they used to be reared in, and from the want of that the performance of the work of agriculture is retrograding very much. In consequence of the want of that practical information of the occupier himself, the labourers now, generally speaking, upon farms, and in the many counties which I have been speaking of, are not near so good workmen as they used to be: the reason I take to be this, that a labourer is not now paid according to his merit, he is paid only according to his need, which does not promote merit, and makes them careless about becoming needy, for if a man has a wife and four or five children, he can obtain as much from the overseer of the poor for doing nothing, as he can from the farmer for work, and consequently that man will very often, if he is not well-conditioned, purposely offend all his employers, and make himself rather obnoxious than useful, in order that he may obtain his support from the parish, for he would have the same amount of money from the parish as he could get for his labour.

9596. What is the average rate at which land lets upon this estate of which you have been speaking?—There is much poor land; some very good land.

9597. Divide the land into three qualities?—There is land let from 5 s. to 25 s. an acre.

9598. Is the proprietor of the estate under your management at the expense of buildings?—He keeps them all in repair.

9599. The tenants upon that estate are doing well?—Yes, they are satisfied.

9600. In Stoney Stratford, when land is to be sold, does it bring a high price?—Not now.

9601. What does the average land let for?—With the present price of wheat, calling it at 6 s. 6 d. or 7 s. a bushel, which I believe is about the average from Michaelmas, there is land which will pay no rent; no rent can be realized from the soil with the present burdens upon it and the present low price of its produce.

9602. Have you introduced the same system of improved administration of the poor

poor laws upon any other estate?—I cannot, because it is so intermixed with other property.

9603. Since you did introduce it, are you satisfied of its beneficial result?—The labour-rate has been working since November upon several parishes of that estate very satisfactorily and very beneficially, for the country has rather improved in consequence of this forced labour upon it, and the morals of the poor are improved in consequence of their being kept in employment; but there is an unwillingness about the labourers, and there is a dissatisfaction in consequence of the labour being compulsory, meaning that men must work for certain masters; and what I have observed, is, that the quality of labour is decreasing, men do not perform their work so well as they used to do, because, through the present working of the poor laws, they have not the encouragement to do so.

9604. What is the temper and spirit of the labourers in those parishes where the labour-rate has virtually been in operation for 12 years?—It is improved beyond any comparison; I assure the Committee that in those parishes the work performed does not cost so much by 20 per cent., being principally piece-work, as it does in some other parishes, and yet the labourers are much better off, they are more contented, and much more happy.

9605. Have they not received wages all the year, in winter and summer, equally certain?—Yes; but the wages are paid for piece-work, which I always recommend, and carry as far as I possibly can into practice, that every man may have the reward of his own industry; and the labour performed by piece-work upon that property does not cost so much as to have the same work performed by the day over this other property by 20 per cent.

9606. One of the advantages of piece-work is, that a labourer feels that it is not forced labour, but that he is employing his own time and his own labour?—Yes; he is encouraged to be industrious, as he is rewarded accordingly.

9607. Have you tried that with regard to draining?—Yes; but the labouring poor are so numerous in some parishes in Northamptonshire, that was each labourer allowed to earn as much as he could earn by piece-work, it would cost more to pay the labourer than the whole produce of the farm.

9608. The labour-rate would fail in such a parish as that, would it not?—No, because the labour-rate is paid on a low scale, 7 s., 8 s. or 9 s. per week; but if you put a man to piece-work, he would earn from 12 s. to 14 s. a week.

9609. In those parishes has the population increased very rapidly?—In much about the same ratio as the general returns.

9610. What benefit was granted to the farmers to induce them to enter into this arrangement of employing the labourers?—Their own self-interest induced them.

9611. When you established the system what was the inducement held out?—They saw the advantage that would arise from giving beneficial employment to the labouring poor.

9612. There was no positive benefit held out to them by granting leases?—None at all.

9613. You stated that the rates were very much diminished; has there been any emigration in this part of Northamptonshire?—None in Suffolk; there had been some emigration in Northamptonshire, before I came to the management of the estate there.

9614. Has there been any emigration in any of the estates that you are connected with?—Yes, before I became acquainted with them, but some of the emigrants are again returned; they cost the parish a very considerable sum of money in sending them out, and now they are returned again.

9615. What reason did they give for returning?—They said that they were worse off in America than they were in this country, and consequently they came home.

9616. Since wages have kept up, from whatsoever cause, is not the condition of the labourer now as good or better than it was at any antecedent period?—In some parishes it is decidedly better, but I think in some it is worse, from the demoralizing habits of the people.

9617. Compared with what period?—Compared with five or six years ago, the demoralization of the people is increasing.

9618. To what do you ascribe that demoralization?—To the beer-houses; I consider them the principal cause of it; there is a facility, and an increased inducement for the labourer to spend money, and they have no provident habits whatever; I believe in either of the counties which I have been speaking of, or in

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either of the districts that I have been speaking of, an efficient industrious labourer could earn, if employed, and many do earn, from 30 *l.* to 35 *l.* a year; and although he receive that sum of money within the year, upon the smallest check of his employment he will go to the parish for relief. I will give an illustration of that: I myself employed a man and his three sons, whose united ages did not amount to 40 years, to make bricks for me, and so forth; last summer he earned of me 81 *l.* 6 *s.* 10 *d.* in nine months, but he was a fortnight out of employment, and he went to the parish for relief. The overseer of the parish refused him, and he went to the magistrate, and it was given to him; and although he had received of me 81 *l.* 6 *s.* 10 *d.* for the support of himself, a wife and five children for nine months, he went to the magistrate and got relief of the parish in a fortnight after that time.

9619. You had no select vestry in that parish?—No.

9620. Has a single magistrate the power, where there is a select vestry, of ordering relief?—No, I believe not.

9621. Do you think there is any advantage in a single magistrate not having the power of ordering relief?—Yes.

9622. Has the select vestry any operation in any of the parishes with which you are connected?—No.

9623. Are not the parishes in Suffolk too small for select vestries?—Yes, generally, but there are select vestries in the larger parishes, in the eastern part of Suffolk.

9624. You mentioned artificial manures having very much diminished in the application to land; do you know of the diminished demand for lime in any of those districts, or manure from towns?—The manure which is generally used in Norfolk and Suffolk is rape-cake for manure on the lands, and oil-cake for feeding the beast.

9625. Is the demand for rape-cake as applied to the land very much diminished?—It is diminished.

9626. And without it some of the inferior soils cannot be productive in some of those counties?—Certainly not; the land will not produce corn except assisted by good cultivation and artificial manure.

9627. Is any considerable portion of that land going out of cultivation for want of artificial manure, and becoming almost sterile?—It is becoming almost sterile, and the poor soils have suffered most.

9628. If the present price continue, and the rent be not reduced, what will become of these tracts of inferior soil?—The wet, retentive, inferior soil will go out of cultivation.

9629. What will become of the light sandy land?—It will depend so much upon seasons; the last four years' seasons have been very propitious to the growth of corn upon the light sandy land.

9630. With regard to the lands which you say must go out of cultivation, you are understood to have said that the principal distress in agriculture arises from a mal-administration of the poor laws, and that those difficulties can be prevented by a better administration; could this better administration keep those lands in cultivation?—Yes, because the expenses on those lands would only be as the produce would be valuable, and therefore those lands which are now retentive arable clay lands, would under a better administration of the poor laws become pasture land, and consequently there would be less trouble and less expense upon them, and they would be kept in cultivation by pasturage.

9631. You ascribe the injurious effect of the poor laws to have changed the disposition and habits of the labourers?—Yes, I do; it is very visible.

9632. Do the Committee understand you rightly that that had taken place four or five years ago?—It has been gradually coming on from the year 1814, but more visibly for the last three years.

9633. What do you think was the cause of that change of the habit and disposition of the labourer?—The change of the habit was in consequence of the superabundance of poor and the reduced means to employ them, consequently many could not get the employment by piece-work which they used to get, therefore they had to resort to the poor-rates for maintenance; and when one portion of the poor observed that others could get their maintenance through the poor-rate, they themselves endeavoured also to fall back upon it.

9634. When did you first observe this superabundance of labour, which has produced the effects you speak of?—When the price of corn began to decline.

9635. Was there any superabundance of labour prior to that time?—None.

9636. Were all the labourers in those counties fully employed?—Yes.

9637. Whatever

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9637. Whatever occasioned the fall of produce, has laid the ground for this change in the poor?—Yes; the want of full employment.

9638. But you think without any advance in the price of produce you could relieve that by the better administration of the poor laws?—I am not an advocate for the advance of price of produce, but I am an advocate for reducing the expenses on the land.

9639. You have alluded to one estate which was much improved under your management; what was the period when it came under your management?—In the year 1820.

9640. Was it then in a state of great disorder, and were the labourers out of employment?—Yes, many were out of employ.

9641. What produced the state of disorder upon that estate?—The want of a better system of general management.

9642. Was there any disorder observable upon that estate in the year 1814, or previous to that time?—The population has so much increased since 1814 that it has required a more extensive cultivation of the land that was sheep-walk to give employment, and consequently the produce, which was small, is increased.

9643. Were half of the population out of employment previous to 1814?—None previous to 1814.

9644. Did a great fall in the produce of the land take place between 1814 and 1820?—Yes, in its value.

9645. Was that the cause of the disorder that took place, and the want of employment?—Yes, that drained away the tenants' capital, and consequently injured the landlords.

9646. What was the average rent of that estate during the war, as compared with the present rents?—The rents upon that estate referred to are, as I have before observed, under particular circumstances.

9647. Did you reduce the rent in 1820?—No, I changed the system throughout, meaning this: there being a superabundance of poor, I brought into cultivation some sheep-walks, and that under a system which should give labour; meaning, I entered a clause that I would have a certain quantity of land clayed per acre on all lands broken up;—all retentive and wet soils I would have so much draining done, so that I had all this done by certain stipulations for the employment of all the poor upon the land, and that employment has produced a satisfactory remuneration to the occupants.

9648. Supposing an estate situated like this of which you have been speaking, could you have employed all those labourers at Norfolk in this extensive cultivation, and manuring the land in this new way, by clay and chalk, without a great reduction of rent?—In consequence of the advantage of bringing into cultivation the sheep-walks, the profit would compensate for the expense incurred.

9649. Would that land be cultivated with advantage now which was broken up for sheep-walks?—Yes, with the improvements that are obtained from carrying on the land the clay and marl.

9650. Who bore that expense of the clay and marl?—The tenants. I first became a tenant to the proprietor for whom I now act as agent, and I engaged a farm of 800 acres of land: in the first four years of my occupation as a tenant, I carried 54,000 cubic yards of clay to the land, digging it from under the land; the improvements were very visible and satisfactory to me as the occupier. When I became agent of the estate, I was so sensible of the advantages arising from claying sandy land that I entered clauses into all the leases that each tenant should carry upon the land in his occupation a certain portion of clay. I let a farm in the year 1824 to a tenant, with a clause to carry 40,000 cubic yards of clay in the first six years of his lease, which he entered into readily, and the result has been most satisfactory to him and to the estate.

9651. For how many years was the lease?—Sixty years.

9652. Is there land about that where there is no clay?—There is marl generally and clay strata to be found in it.

9653. Was it by means of clay and chalk that you were enabled to employ all those labourers in those parishes?—Yes; for in the first outset it was principally done by barrow and manual labour.

9654. Supposing that you found an estate in as much disorder as this, and as many people out of employment, where there was no clay or chalk, or any soil like clay or chalk, could the plan you have adopted be followed?—I never saw

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a district in England incapable of improvements; the question is, would the price of its produce pay for it.

9655. Which might be profitably made?—It would depend upon the price of the produce.

9656. Speaking of 50 s. a quarter for wheat?—No improvements on land could be afforded to be made at that price.

9657. Then if wheat should lower 15 s., your system would not be universally applicable?—No; land would be almost universally abandoned.

9658. You say that land has fallen generally in those counties 20 or 30 per cent. in rent?—Yes.

9659. With a reduction of 5 s. in the price of wheat, your system would not be available?—As I have observed before, it depends so much upon circumstances; the district that I have now been speaking of has not fallen in rent in consequence of the discoveries which have been made, the value of the property has been increased, and the rent has not fallen.

9660. That is owing to the particular circumstances of discoveries having been made in this district; that does not apply generally to the estates of the county?—It does not.

9661. Then as the lands have fallen 20 or 30 per cent., without this new system of managing the poor they must fall more?—They will, and will fall very much.

9662. Generally speaking, where this system has not been applied is the capital of the tenant sinking very fast?—It is decidedly so.

9663. Have many of them failed?—Yes.

9664. And lost their capital?—Yes.

9665. Are many of them in a state of insolvency at this time?—A great many of them are in a state of insolvency at this time.

9666. No alteration of the system of poor laws could relieve those tenants that are insolvent; nothing could save them but an advance in produce?—No.

9667. Amongst the men that are made insolvent, are there many of industrious and prudent habits?—Yes.

9668. Men that had at the onset a capital adequate to the cultivation of their farms?—Quite equal to it.

9669. Is that class very numerous?—Yes, that class is numerous who had a property quite equal to the capital required upon their farms, but now their capital is diminished, and in many cases gone.

9670. Do you think those men, in taking their farms, acted with the average prudence, or were there instances of improvidence in taking farms?—The value of a farm has been very difficult to ascertain, both as regards the land and the produce, because the prices of produce have been so fluctuating that no man could value land accurately.

9671. It is hardly possible for a man to judge at what price he should be safe in taking land?—No.

9672. Does it follow when a man has taken land, in which he has afterwards failed, that he has not acted with sufficient prudence?—It has not been possible for a man to reckon his land with certainty.

9673. Has the farming of land been a kind of lottery lately?—Yes.

9674. Was it the custom at former periods for farming to be a dangerous trade?—No.

9675. Was it considered as being a safe pursuit?—Yes.

9676. Never attended with great profits?—No.

9677. You never heard of large fortunes being made by farmers?—Yes, 100,000 l.

9678. In what period?—From 1798 to 1815; I know but one instance of a farmer making 100,000 l., or anything like the amount.

9679. Prior to that period was that the common character of farmers?—Certainly not.

9680. But it was a safe trade, and there was no loss?—It was a safe undertaking.

9681. You have heard of fortunes being made in the manufacturing trade with the hazard of great loss?—Yes.

9682. At present farming is a hazardous trade, without any farmers reaping great fortunes?—Yes; men of capital are withdrawing from the land.

9683. Have you heard of men of capital emigrating from the districts with which you are acquainted?—Not many.

9684. Do they withdraw from fear of losing their capital?—Yes.

9685. Will a farmer take land without any good prospect of cultivating it with advantage, rather than withdraw altogether?—Yes, because having himself and family, where they have not been reared in any other profession, he is incapable of entering into the trade of the world, and consequently he is desirous of doing something in farming.

9686. Should you think, taking the average times which you know, the condition of the labourer was better?—The labourers were more contented; but the labourers are now better paid for their work at this present time, or within the last two or three years, according to the price of their provisions, than at any other time I ever knew them.

9687. When were they most contented?—We never heard of discontented labourers till the year 1817 or 1818.

9688. That was a thing unknown among the agricultural labourers?—Yes.

9689. Did they begin to want employment after that period?—Yes.

9690. Was it at that time that the change in their habits, and their unwillingness to do their best first began?—Yes.

9691. You have witnessed since that time that both the farmers and the labourers have fallen off in that industry which used to distinguish those two classes?—Certainly; and it must be witnessed by every landowner; for at public exhibitions for prizes, it was no uncommon thing for farmers and farmers' sons to contend for prizes in ploughing, and so forth; but I believe it is not common now for the one or the other to contend for such prizes.

9692. Do the farmers generally keep as great a stock of grain as they did formerly?—No.

9693. Is that visible in their yards and in their barns?—Yes.

9694. To a considerable extent?—Yes; to a very considerable extent it is visible.

9695. Is the stock of cattle deteriorated or lessened on lands generally?—The quality of cattle is deteriorated.

9696. Do they send them earlier to market than they did in former times?—Yes, from the districts where they are breeders; the graziers always feed them and send them to market as soon after they are fed, whether at three years old or four years old. The breeders used to stop till they were four or five years old before they brought them to market for the graziers to buy.

9697. Is land saleable in the market now?—It is not saleable, except at a great decrease in price.

9698. Have you known instances where it has been sold lately?—Yes.

9699. What rate of years purchase has it fetched?—The rents are nominal, because the tenants in many cases are unable to pay them, and therefore there is no certain rent; they give you a rent according to their rent-roll, but that rent-roll is not realized.

9700. Therefore it is a very uncertain thing for a person to reckon upon in buying an estate?—Yes.

9701. What is the best rate?—I have known 33 years' purchase.

9702. If land were fixed at a fair rent for the tenant, how much might be charged?—Twenty-six years' purchase.

9703. At present rents, a person would buy with very great doubt at any rate?—Certainly; I think no man would pay now according to the rent-roll.

9704. You have stated that there was a superabundance of labour generally, and you attributed it to the fall in the price of corn; are there any other causes to which that may be attributed?—Yes, the improvident exhaustion of land.

9705. Has population continued to increase, while the work has not been increasing, but rather diminishing?—Certainly, population has outstripped the work, and also the production.

9706. Can you state any instance of the increase of population in the parishes under your control, where the work has not increased?—It is commonly so.

9707. Can you state the proportion at all?—No; the causes of that are these: as people are paid generally according to their needs, not according to their merit, young men who have been receiving a small pittance for their labour have married purposely, in order that they may increase their allowance from the parish.

9708. Have they an allowance according to the number of the children?—Yes, in many thickly-populated parishes.

9709. Were there not a great number of people thrown upon the parish in consequence

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consequence of the disbandment of the militia?—That has not been generally experienced.

9710. But you conceive there is a great increase of population in the district of which you have been speaking?—Yes, in the labouring poor population.

9711. You stated that the great misfortunes of the farmer, and the hazardous nature of the cultivation of the soil recently, had arisen from the fluctuations of price?—Yes.

9712. If the rent were once adjusted to the price, do you not think that the farmer would have a great interest hereafter in avoiding similar fluctuations?—That would not secure them, because a rent might be adjusted this year; but in consequence of an increased expense from an increased poor population the rent would want adjusting again after three years.

9713. If the steadiness of price were maintained and rent adjusted, would anything remain to secure the farmer but a better administration of the poor laws?—Certainly not, for he only wants to reduce his income and expenses to a certainty, as far as such an occupation will admit of it.

9714. You stated that this principle of the labour-rate had succeeded for 12 years in several parishes?—Yes, satisfactorily.

9715. Did any of the other parishes adopt the practice?—They did not do it, because one person had not the whole property to manage, and if this property had not belonged to one person I could not have done it.

9716. Since the labour-rate has been introduced it has given the poor an opportunity of obtaining employment, which would not have been given to them without that system?—The poor are employed in consequence of the operation of the labour-rate.

9717. In the immediate neighbourhood of those parishes?—Yes.

9718. Will you explain to the Committee what you mean when you say that you avoided forced labour under the labour-rate; were not the labourers under the labour-rate apportioned to the different farmers, and compelled to work for them?—I did not wish to be understood so; what I meant by forced labour was, that those men who belonged to the parishes were obliged to be employed in those parishes. Now, that is what I call compulsory labour, because you are obliged to employ, and the labourer to be employed by certain masters; whenever I have had an opportunity of employing a man who does not belong to the parish wherein I have occupied, whose continuance with me depended upon his good service, I have found him more useful, much more industrious, and much more contented than a man who lived in the parish wherein I occupy, as he feels that he has a right to demand that labour.

9719. Do those persons come in uncertificated in order to prevent their settlement?—Yes; in some cases where we have wanted more men we have taken men that belonged to other parishes, for our advantage and convenience.

9720. How do you prevent them from acquiring a settlement?—We employ them only at weekly wages, though they will continue as long as we want them; we do not take them into the house to board.

9721. And therefore you take care that they do not acquire settlements?—Yes.

9722. They having no settlement, and having the fear of removal before them, their conduct is different from those that have acquired a settlement?—Yes, much more satisfactory.

9723. Take the case of a parish where labour at present is superfluous, that is to say, superfluous according to the low value of corn; how would you apply the labour-rate in that case, where the labour was superfluous, under the diminished demand for labour?—I would equally distribute the labour.

9724. Would it be universal?—Yes; and it would be more satisfactory than now, because it would equally distribute the burden: the ground of my making the observation is this, that I want, as far as experience directs me, to have the bounds of the parishes knocked down, and labour free and unrestricted, for machinery is equally as important for the manufacture of corn as it is for the manufacture of cloth; and if labour was unrestricted, and the burden of the poor could be got rid of, the corn could be brought to market 20 per cent. cheaper than it is now, with more satisfactory remuneration both of the proprietors and the occupiers.

9725. Supposing there were 50 labourers in a parish, and five tenants, each paying 100 *l.* a year rent, would each of those farmers have to employ 10 labourers?—Yes.

9726. How would you distribute them?—Equally, but with those 10 labourers, and

and each man cannot earn less than 25 *l.* or 26 *l.* a year for his and his family's maintenance; or if you will allow him piece-work, he will earn from 30 *l.* to 35 *l.*, but if you pay him 30 *l.* there is nothing for the landlord, his interest is gone.

9727. Take the case that has been mentioned of 50 labourers in a parish, and 500 *l.* a year paid in rent by five occupiers, each paying 100 *l.*, how would you distribute the 50 labourers?—If the 10 labourers were put upon a farm of 100 *l.* a year rent, according to the now rent put upon land, I conceive that that farm would not yield any rent, and that it would be abandoned both by the landlord and tenant.

9728. Will you describe in one of these parishes in which for 12 years you have practised this principle, how the distribution has taken place?—The quantity of labourers has not been equal to the number proposed in the question; the quantity is not more than three to a hundred acres of land.

9729. Have they been divided according to the number of acres of land, or the rent paid?—The rent paid.

9730. The labour is distributed in exact proportion to the rent?—Or the assessment upon the occupation, which is the same thing.

9731. In what proportion is it distributed?—All the labourers were distributed, and therefore it depends upon the number of the population.

9732. How is the selection of the men made, as one labourer may be superior to another; is it by lot?—No; the farmers choose the labourers, and the labourers generally choose their own masters, by continuing upon the farm which they have been in the habit of working upon.

9733. Will there not always be better men and worse men in their capabilities of working?—Yes; but then there is an understanding between the farmers; the first class of men is divided; if there are others who are inefficient labourers they are considered as such, and therefore they are divided proportionably among the farmers. The employers are aware of the capabilities of the men, they take all the good labourers and the others, and they are equally divided.

9734. Have you ever found any difficulty in the distribution of the worst men?—Not the least.

9735. Has it required a very extensive and vigilant superintendence on your own part?—It has had a good attention, I hope.

9736. Suppose you had been able to pay no attention to it, would it have been practicable?—There must be, in consequence of making the tenants perform their covenants, attention paid; that is one of their covenants.

9737. Were those parishes small parishes?—No; one is 5,000 acres.

9738. If you were to apply that principle to the north of England, where the parishes are ten miles in extent, and the population very large, would there be the same facility?—There would be no difficulty at all.

9739. It would not add to the difficulty?—Not the least.

9740. Take a parish where the population is partly manufacturing and partly agricultural, how would the plan be managed?—The agricultural labourers must be employed upon the land, and the manufacturing labourers would be employed in the manufacture, I presume.

9741. If the manufacture should attract to the parish strangers, when trade was prosperous, and trade should afterwards become bad, would not your measure throw the weight of maintenance on the land?—Yes, under the present poor laws.

9742. To the exclusive benefit of the manufacturer?—That is the principle now, that the whole of the support of the poor comes upon the land; at least five-sixths of the expense of the poor-rate is upon the land in agricultural districts.

9743. According to your plan, the manufacturer would escape the 6th, because it is all paid in wages, in consideration of labour done upon the land?—That principle would not then apply to a parish so constituted.

9744. The labour-rate would not be applicable to a population, part of which was employed in manufacture and part in the cultivation of the soil?—It might be applicable if the manufacturers were rated only at a small portion, compared to the assessment on the land; for if they did not employ the men, they must contribute to the rate.

9745. Your plan would be partly to levy the rate in money, and partly to distribute

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bute it in the labour?—The parish would agree in some instances to allot a portion in the labourers, and then raise a sum of money to be worked out by the other portion.

9746. The part raised in money the manufacturers must contribute to?—Yes.

9747. But from that raised on the soil he would escape?—Yes; it would be paid in labour.

9748. Might it not be advantageous to a parish to adopt the labour-rate, it being necessary to have a large majority to carry it into effect, the persons interested being enabled to determine, if it was not unlikely to be attended with benefit, that they would not have it?—Certainly.

9749. Is it not sometimes the case, that though there may be superfluous labour before the rate is established, a great many things will be found to be very necessary to be done, and so there will be no superfluous labour?—In many parishes that is the case.

9750. You are aware that in the Act parishes where the rates were not 5 s. in the pound were exempt from the operations of that bill; do you see any reason for that provision, or why it should not be applicable to parishes with any amount of rate?—I think it ought to be applicable to all parishes.

9751. Is there not this objection in the apportioning the number of labourers to the amount of rent the farmer pays, that a man holding a small farm which is let at a high rent would have to employ more labourers than the man with a large farm and lower rent?—The proportion is not according to the rent but the assessment; the rent being a private matter, is not understood.

9752. You were understood to say it is according to the rent?—It is the assessment, and that is presumed to be its value, if any person stands at a high rent; for convenience, land that is not taken advantage of in the assessment as the assessment for the poor-rate, is made upon its fair value.

9753. Do you think it would be advantageous to make an alteration in the law of settlement to make a trial of a compulsory labour?—I think the greatest of all advantages would arise from it, and the prosperity of agriculture depends upon it.

9754. Have you given your attention to that subject, and can you recommend any alteration of the law of settlement which would secure that object?—As to the law of settlement, I would recommend that it is abolished, and that the labourers are not dependant on parishes for their support: let a poor man have the power of looking for the best market which he can find for his only commodity, labour, which he has to dispose of; and I would also recommend that the employer of labourers should have the same advantage of going to market and procuring the commodity, labour, exactly as they buy all other things that they want; then the people would suit each other; a man's continuance with his master would then depend upon his usefulness to him, and the master retaining a good servant would depend upon his kindness to him, which would produce obligatory feelings in the place of compulsory ones; and if a plan of that kind were adopted, having turned my attention to it these ten years, I am confident that it would do away with all the bickerings and bad feelings which now too commonly exist between the employers and the employed; for every man would then get the reward of his own labour, and by doing so the habits of the poor would improve, and they would also improve very much in their capability of performing work, as men would be able to sell their commodity only according to its value; a good workman would get a good price for his work, and a bad workman would have encouragement to improve.

9755. Do you not think that the present law of settlement is a great obstacle to this exchange of labour?—Yes, the greatest obstacle; I am confident that a free circulation of labour would give more produce, and were the charge of the poor-rates removed from the producers, that corn might be sold 20 per cent. cheaper than it now is, and that the landlord would be satisfied, and so would the occupiers of land; it would increase the energies of the people, the farmers would then become practical farmers, they would rear their children in practical habits, because their labour could then be brought to account; now the labour of a farmer's son cannot be brought to account, and that is the reason they are reared in idleness; a farmer will say, it is not worth your while going to work, there is a boy who wants work, and we must employ him.

9756. What

9756. What alteration would you be inclined to introduce into the law of settlement?—I would abolish the law of settlement altogether.

9757. Would it not be a great advantage from the abolition of the law of settlement, that you would get rid of the expense of litigation?—Yes, and bad feeling between parish and parish.

9758. In case a man came to adversity, where would you provide for his old age?—I would have asylums in districts as a refuge for age and infirmity, and for any superabundance of children.

9759. A large poor-house?—It should be a house of industry.

9760. In that case would it not be necessary to do away with the present mode of collecting rates by the parish, and to assess the whole district?—Yes; and I am sure it would be to the advantage of the owners of the land in this kingdom if they were to take the burthen upon themselves, and let the farmer be unrestricted as to the employment, and pay no rate, only wages for labour; there are not only the poor-rates, which are an enormous expense, but other rates, which would be corrected, provided the owners of property were to pay them directly; there are the county-rates, and if they were paid directly from the owner of the property they would be looked into, but as they are paid indirectly they are not thought of.

9761. You would be inclined to take all those burthens off the tenant, and place them on the landlord?—I would take them off the tenant, and I am sure the income of the landlord would be improved by that system; the land would be improved, and the moral and industrious habits of those persons engaged upon it improved.

9762. Has there been much old grass-land ploughed up in your neighbourhood?—Not much.

9763. Supposing surplus labour to exist in your parish, and that the landlord derives much benefit from this system of labour-rate, what additional proportion does the landlord contribute to enable this system to work well?—He contributes nothing directly.

9764. That wholly comes into the arrangement established between the landlord and the tenant?—Yes.

9765. How did you originally apportion this money when you first took the parish into your hand, in proportion to the assessment?—It was a mutual understanding; there was no compulsion to take any particular man; the farmers generally continued on those men which they had usually employed, and only added to his number from the surplus labourers.

9766. Suppose there are 20 after you have originally disposed of and contracted for the best men, how were the bad ones portioned off in the first instance?—They were divided; if there was any one who was considered an encumbrance from his inefficiency, he was taken as such; I found no difficulty at all.

9767. Suppose a man is a person unable to earn the full wages of another man, how would you supply his deficiency?—There is a certain portion of parish labour, such as preparing materials for the road, and mending the road, which those men always do in those parishes I have mentioned; that is commonly done by the grate, or piece-work, so that every man takes the reward of his own labour, and a man does not feel himself discouraged by being placed upon the road in that manner.

9768. Are you acquainted generally with the county of Norfolk?—Yes.

9769. What are your ideas as to the reduction of the gross produce; is it one-fourth upon the average generally?—Yes, upon the wet retentive soils; the produce on mixed and sandy lands depends as much upon the seasons as upon cultivation.

9770. Are leases as common as they used to be?—No; there is a willingness on the part of the landlord to grant leases, but the farmers do not feel themselves sufficiently secure in taking them; they do not show the same desire.

9771. The consequence is that the generality of farmers are now without leases?—A great many, and in consequence of farmers finding their capital decreasing, which it has done for the last 10 or 12 years, they think it a great hazard to enter on lease.

9772. Is the highway-rate generally increasing?—Yes.

9773. If the system you speak of, of letting labour by the grate, was generally adopted,

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adopted, would it not materially diminish that rate?—It would in many parishes where there is a superabundance of poor; if every man in it was allowed to earn as much as he could by piece-work, the gross produce of the parish would not be sufficient to pay all those men.

9774. Still you think the highway-rate might be much reduced by a better application?—Yes, I think there are great abuses.

9775. Is statute labour generally applied to highways in the parishes you are acquainted with?—Generally the statute labour is very high, but that is not the greatest encumbrance, the greatest encumbrance is, that money is paid for labour which they do not perform, as men are often put on the road who do not earn anything.

9776. Can you learn what the whole amount of your rates in the parishes to which you allude is?—The rates are not one-sixth of the rent.

9777. How much in the pound?—Not more than 3s. 4d. in the pound; 3s. 4d. would be about one-sixth.

9778. Is that for labour-rate, poor-rate, and church-rate together?—Yes.

9779. And county-rate?—No, exclusive of county-rate.

9780. Do you know what the apportionment of labour is equivalent to in point of charge to the farmer in the way of poor-rate, supposing you were considering what the whole charge of rate on any one of your tenants would be; at present it is about 3s. 4d. in the pound?—Yes, for poor-rate.

9781. What do you consider the allotment of labour to be additionally equivalent to?—Where the poor-rate is very low the labourers are all employed, and consequently the farmer's amount of labour is high, but it is paid for labour, not in the shape of rate.

9782. Do you know what the rates of those parishes were before you applied this system?—They were double, if compared with the poor population, to what they are now.

9783. Part of those lands are occupied as rabbit warren, are they not?—No, no part.

9784. Have you got rid of rabbit warren, or was there none there?—There was none.

9785. Suppose A has a farm of the value of 100 l., a few acres of which are drained and improved, and B has a large farm, value 100 l., which wants a great deal of draining, would you in apportioning labourers give an equal number to A with his good land, as to B with his poor land?—Yes, if the value of the rent was equal, for we always assess on the improved value.

9786. The good farm would not require so many labourers as the poor farm?—No, but the occupier would have equal means of paying them; when the great farm is improved, its assessable value would also be improved.

9787. You say you have known a few cases of emigration which have not answered?—They have returned again, and I am sorry to say contaminated with the very worst faults.

9788. You do not think it likely that in the parishes where there is a surplus population and no labour, it would be advantageous to the lands, or to the parishes, to have some system of emigration?—I am desirous that every person whose services cannot be made profitable in the parish should have an opportunity of voluntarily emigrating himself to where his services are wanted.

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Jovis, 27^o die Junii, 1833.

THE RIGHT HON. SIR JAMES GRAHAM, BART.
IN THE CHAIR.

Mr. *Charles Osborn*, called in; and Examined.

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9789. WHERE do you reside?—At Hayling Island, near Havant, Hampshire; it is on the borders of Sussex; it is the most easterly parish of Hampshire.

9790. How long have you resided there?—Eight years.

9791. Are you a native of that neighbourhood?—No; I was born about 12 miles from Alton, on the Gosport-road, and lived there the early part of my life.

9792. What is your present occupation?—Farmer, surveyor and agent.

9793. Are you a tenant?—Yes.

9794. To a considerable extent?—Five hundred guineas per annum.

9795. Do you occupy any land of your own?—None.

9796. Are you extensively employed as a land-surveyor?—Yes.

9797. In both Sussex and Hampshire?—Yes.

9798. Throughout the county of Sussex, or only in the western part?—In the western part of it.

9799. Do you know the Weald of Sussex?—Some part of it; not the whole.

9800. Are you agent to any considerable estate in point of extent?—Very many estates in different parts; I am employed in valuing for different gentlemen.

9801. Are you employed as a valuer of tithe at all?—Yes; extensively in both counties.

9802. Hampshire you have known from your earliest youth?—Yes.

9803. Describe in a circle from the place of your nativity what district of the country you have known for the last 15 years?—A great part of Hampshire, and a considerable part of the western part of Sussex.

9804. Comparing the state of agriculture within the limits of that circle now with its state when you first remember it, should you say it was better or worse?—Decidedly worse.

9805. It is worse than when you first knew it?—Yes.

9806. Comparing the state of it with what you remember five or six years ago, how is it?—Decidedly worse.

9807. Has it become worse at intervals within the last five or six years, or been progressively becoming worse?—There were three very bad crops previous to the last.

9808. Was that the case on the light land?—The light lands were partially good; but the cold wet clay lands, the cold hilly part of Hampshire was bad.

9809. Do you ascribe the deteriorated culture of the last four or five years to successive bad seasons, or to any other causes?—To the poverty of the tenants in many respects, or to the great burthen of the poor and loss of capital; the want of capital among the tenantry.

9810. Is there a marked deficiency of capital of the tenants in those districts?—Very considerable.

9811. What have been the proofs of that; have there been many failures among them?—Many failures, great arrears of rent, and change of tenants; their stock is lessened, it is not so good; their horses are getting old, their waggons and tackle much worse, and their stock of sheep very considerably lessened in many districts. There are some exceptions.

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9812. Both their live and dead stock is depreciated in value?—Yes; and depreciated in value, even supposing property would realize the prices it did; it is worn down.

9813. They have not supplied the deficiency?—No; they have kept the old waggons, horses and tackle, instead of having new ones.

9814. If they were to be sold up now, as compared with their condition five years ago, the same stock, live and dead, would not fetch the same sum, supposing there were no alteration?—Not, generally speaking.

9815. What is the state of their farm buildings?—In some districts, about the same, in others it is worse; a great deal of that depends on the landlord.

9816. Throughout that district does the landlord or the tenant repair?—Generally speaking, the landlord finds materials and the tenant does the work; I speak of farm buildings.

9817. When farmers are doing well they are anxious to get their landlords to have this necessary outlay performed, even if they should share in the expense?—Yes; and the landlord generally complains if the place is not kept in repair.

9818. Are the landlords as much on the alert to see the buildings kept up as they used to be?—Some are, some are not; depending on circumstances.

9819. To what circumstances do you ascribe the landlords not desiring to see the buildings kept up?—Many tenants are in arrear; and if they take the money from the tenant to be expended in repairs, they must lose it themselves. I do not know that there is any great difference generally.

9820. Is there any great difference in the application of labour to the stiff lands?—Very great in some districts.

9821. Is it less than it was five or six years ago?—The capital applied to land is very considerably less.

9822. And the labour?—In many instances they have a superabundance of labour they are obliged to support in some way, and men who ought to be employed in the culture of land are injudiciously employed on roads, doing very little good.

9823. Have you adopted the labour-rate?—In some districts.

9824. Has it been advantageously adopted?—Yes; but in some instances it presses hard on some properties.

9825. In which district does it press hard?—Some of the best meadow land, and property which has not the opportunity of affording employment.

9826. Do you not think it operates very unfairly on the gentry, and the tithe-owner, and the shopkeeper?—Yes, it does press hard upon those; they have no means of profitably employing labour.

9827. The farmer indirectly gets their capital, and applies it to the culture of his farm?—If the men were not so employed, they would be put upon the road, and be paid 18 *d.* for what will be worth only 3 *d.*, consequently they would get but very little return.

9828. Whatever is applied under the labour-rate is the contribution of gentlemen, and tithe-owners and shopkeepers, to the improvement of the land?—Yes; if the labour is put out on the road, it is of very little advantage; but where it is extensively applied, it presses very hard on some property and on the tithe-owner.

9829. It makes the grass land pay for the heavy arable land?—Yes.

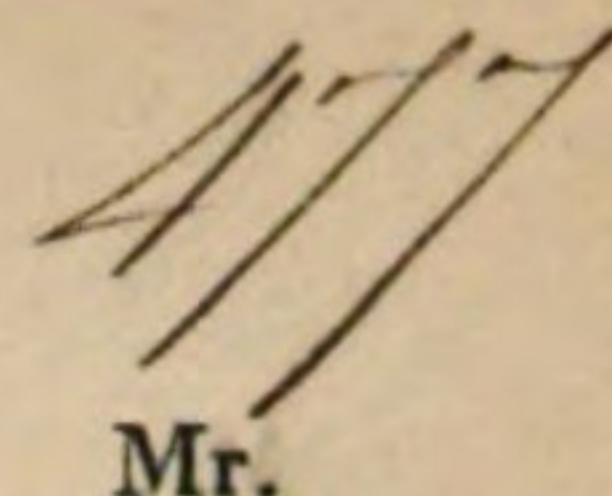
9830. Is not that unjust?—Yes.

9831. Is not the tendency of the labour-rate to make the labourer depend upon that which is in the nature of a poor-rate?—Yes, he does not care to please his master; he says, if you will not employ me, I shall go to the magistrate, and he will make you.

9832. Where the labour-rate is established throughout the parish, there is no labourer a free and independent labourer?—Sometimes it is made for a portion of them, those that are unemployed.

9833. Is not the tendency of the labour-rate, coupled with the law of settlement, to interfere with the circulation of labour, so that no parish will employ, under the labour-rate, labourers who have not settlements there?—Yes, in some cases they will where they have old servants; but I do not see how the law of settlement could be abandoned.

9834. Without raising the question of the law of settlement, is not the labour-rate, coupled with the law of settlement, an impediment in the way of the free circulation


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circulation of labour; has it not this tendency, to drive strangers out of the parish?—It keeps them within their own limit.

9835. And by that narrows the circulation of labour?—Yes; but nearly every parish has a sufficiency of labour, and it could not be circulated in agricultural districts to an advantage.

9836. In what respect does it act favourably?—There are some men who ought to employ 10 or 15 persons, who will not employ them, and the labour-rate compels them to do so.

9837. Do you think more labour is beneficially employed than without it?—Decidedly.

9838. There is not so much waste of labour, they are not so much put to work of no use to anybody?—No; I was passing lately through the town of Deddington in Oxfordshire, and I saw a number of men, about 20, standing in the market-place; I asked the reason of that; they said they had nothing to do, and they made them stand there the whole day, to show the overseers they were not employed.

9839. Is it your opinion, that notwithstanding the injustice which you say results from that, and the inconveniences otherwise attending it, the labour-rate is a desirable measure for Parliament to sanction?—With some modifications, I think it is very desirable.

9840. What are those modifications?—Labour to be regulated to the capabilities of the property to afford employment; two farmers, occupying 500 acres each, and capable of employing 20 men each, one employs 10, the other 20 men, and he has to help to support the 10 which the other ought to employ.

9841. How could you, when you came to divide the labour upon the principle of the labour-rate, fully apportion it in such a manner as you suggest?—By reference to the magistrates or the grand jury; the overseers would make out a statement and submit to them, and allow the parties who felt aggrieved to appeal.

9842. Would not the man who did not want the labour apportioned to him necessarily appeal?—Yes; but the magistrate would be able to judge whether he had good cause or not.

9843. Suppose one farmer had 190 acres of grass and 10 of arable land, and another farmer 190 of arable land and 10 of grass; how would you apportion the labour between them?—The arable farm would require about three times the number the grass farm would.

9844. You would force on the arable farmer three times the number of labourers?—No. Suppose there are 100 labourers in a parish, and 50 are sufficient to perform the work; first ascertain the capability of all property within the parish to provide employment, and portion out the 50 men in that ratio, giving the gentleman one or more for his gardener, groom, &c., then allot the remaining 50 labourers *ad valorem*.

9845. What would the grass farmer do with labourers so apportioned?—If he had only the extra portion allotted to him he could not be injured, as he might employ them in some way, and would only have to pay the same he now has when the men are uselessly employed on the roads.

9846. You would compel him, not requiring their labour, to maintain those men and pay them their wages?—If there is no possibility of getting rid of them, I think they must first find out what each property can beneficially employ, then allot the surplus *ad valorem* upon all the property.

9847. Who is to judge of the capability of each farmer?—There must be an appeal to the grand jury of the county or the magistrates; the overseer must make out a statement and submit that to the magistrates, and any persons aggrieved state their case. The far better course would be to get rid of the poor by colonization, and reduce the supply of labour to the demand.

9848. You state that there are many farmers who do not employ the quantity of labour they ought to do; can you give any reason why they do not; and do you suppose that the non-employment of those labourers proceeds from want of means of the farmer, or want of inclination?—Want of both. I know one parish where they agreed to take the labourers in proportion to the rate; one individual objected; I offered to employ his men upon his farm and pay them, if he would pay me at the end of the year what the rest of the farmers said was the benefit he derived from their work; he would not, and the men were thrown out of work.

9849. Suppose that man thought he could manage his farm with a less proportion of men than you thought proper to give him, would you think it proper to oblige

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oblige him to employ that number of labourers which he thought not necessary?—Some men are blind to their own interest.

9850. Do not you think that men are generally better judges of their own interests than others?—I think not in all cases.

9851. Do you think you could make labour productive if it was to be forced upon the man at the option and choice of his neighbour and not himself?—It would be better if the number of men could be reduced to the demand for labour, and there was a competition.

9852. He must either employ them or pay for them?—Yes; as the law now stands.

9853. Therefore if he cannot get rid of the burden, you are of opinion that the burden is more beneficially borne by taking on more labour than by the rates?—Yes; when the men are put upon the roads they are only studying the mischief they shall do at night, and it even corrupts a good man.

9854. In how many parishes have you seen the labour-rate applied?—In several.

9855. Has it been popular in those parishes?—It has been popular with those who have benefited by it, and not others.

9856. Have the tithe-owners, and shopkeepers and householders without land, liked it?—The tithes are generally let in all the parishes.

9857. Let under an exemption on the part of the clergyman from rates?—Yes; the tenant paying all parochial rates.

9858. Do you think if the price of produce were higher, or rents were lower, the farmer would not be disposed voluntarily to employ a greater number of labourers?—Yes; if the price of corn were enhanced, many improvements might be made.

9859. If the price of produce remained stationary and rents were lowered, would not the farmers have the means of making improvements?—In many places the lowering the rent would not be sufficient; if the poor increase as they now do, there will be no rent at all.

9860. In what parishes is that most the case?—In the heavy woodland districts the poor are generally much heavier, and in the neighbourhood of commons.

9861. Do you observe that the poor-rates are highest where the farms are smallest?—Yes.

9862. To what do you ascribe that?—There is not sufficient difference between the farmer and labourer; they intermarry and become all hail-fellows; they take farms, soon break, and become chargeable to the parish.

9863. Is there a tendency in such cases shown to subdivide the land more, and make it into smaller farms still?—I think when gentlemen can let them in large they will do so; the expense of keeping up the buildings of small farms is nearly equal to the rent.

9864. The owners are alive to the danger of this?—Yes, they are alive to the difficulties; there is a great deal of the land in the Isle of Wight and in the woodland and clay districts they will not take in large farms.

9865. Is there much land going out of cultivation?—I know a farm within a mile of the town of Guildford thrown out of cultivation since last Michaelmas.

9866. What is the extent of it?—Three hundred acres.

9867. What is the nature of the soil?—Stiff heavy clay.

9868. What used it to yield in an average season?—It depends on the labour performed on it; three or four sacks, 12 or 16 bushels.

9869. Did it require much labour?—Yes, three or four horses to plough it.

9870. A stiff retentive clay?—Yes.

9871. Did it require much attention to keep it dry?—Yes; it wanted ploughing in five bout or turn, or 10 furrow lands, and water furrowing.

9872. Is that a single furrow or a double furrow?—A single furrow.

9873. This farm has been without a tenant since Michaelmas?—Yes.

9874. The produce was 16 bushels the acre?—From 12 to 16.

9875. What did the last farmer pay for it?—I cannot say; I believe about 12 s. per acre; it has been offered to let at 7 s. per acre.

9876. What did the last tenant pay poor-rate for it?—I do not know exactly; about 3 s. or 4 s. per acre.

9877. On which side Guildford?—To the west, immediately at the side of Guildford.

9878. Do you mean that that farm is lying wild at this moment?—Yes; and no rate

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rate is paid for it. The parishes rated the farm, and they would not pay it; it lies in three parishes.

9879. It is lying in a state of nature, uncultivated?—Yes; and I suppose the next year another farm will go out in the same way; it is partly bad management.

9880. It has always been in cultivation?—Yes, at all times, at least for very many ages.

9881. Is it inclosed land?—Yes; subdivided into 10 or 12 acre fields.

9882. Was it in cultivation before the war?—Yes.

9883. What is the bad management to which you allude which has led to this farm being thrown out?—They tried to let it, and might have let it at a very small rent.

9884. It has been offered at 7s.?—Yes.

9885. You do not know what the last tenant paid?—I should think about 12s.

9886. Is it titheable?—Yes; the tithes were compounded for.

9887. At what rate?—From 2s. 6d. to 3s. an acre.

9888. The land yielding in average years 16 bushels of wheat?—Twelve or sixteen in average seasons.

9889. How much of that kind of land is there in that district you are speaking of?—Not a great deal.

9890. You say the capital of the tenants in Hampshire and Sussex is diminishing, and that there are marks of their increasing poverty; if present prices continue, do you think the present rents they pay, speaking generally, can be sustained?—Not, generally speaking.

9891. Have there been considerable abatements since the war?—Very considerable on many estates.

9892. Speaking generally of the district, to what extent has that abatement of rent been carried?—From 25 to 35 and 50 per cent. in some instances, in wet, cold lands.

9893. If present present prices continue, what further abatement should you say was necessary?—I can hardly give an opinion; if the poor continue to increase the abatement is soon swallowed up: with a reduced price of produce we have to pay as much or more poor-rate as when it was at a high price, therefore the burden is very considerably increased.

9894. Why cannot you bring down the expense of the poor in proportion to the prices of things?—There is a great increase in the number of the poor, and that enhances the expense.

9895. Have the poor-rates been increasing lately?—Yes, they have been, compared with the price of produce.

9896. How are wages as to those fortunate labourers not on the poor-rate?—From 9s. to 10s. and 12s.; the labourers are as well off as ever they were, except that cottages are very dearly rented when they do not belong to the estate; the cottages and gardens are very small, and several cottages that were built for one family are now divided into two, which leaves them but little room and very small gardens: there is a great want of cottages.

9897. What sort of rents do they pay for those cottages?—From 40s. to 5l.

9898. What quantity of land is attached to those cottages?—Many gardens very small, not larger than this room.

9899. Have you seen any experiments tried with a larger quantity of land allotted?—Yes; but I think the better course would be to give them a quarter of an acre adjoining to each cottage, where it can be accomplished.

9900. Have you seen it tried?—In a few instances.

9901. The price of produce being so low, and the condition of the farmer so depressed, and the competition for labour very great, from the number of labourers, how is it the rate of wages has not fallen?—It has fallen to 9s. and 10s. and even 8s. in some parts; carters and shepherds are paid more.

9902. You had some riots in that neighbourhood, had not you?—Yes; the riots began where the men were best paid.

9903. Did the rate of wages rise there?—Yes, it was 10s. and 11s. there before, and it rose to 12s. and 13s., and has gone back to 10s. and 12s.; but that is as great now, because the price of wheat is reduced in that proportion.

9904. You think the rate of wages as good, considering the price of produce?—Yes.

9905. Has the rate of wages fallen in that proportion since the riots of 1830?—Yes.

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9906. Do you think if the farmers were to proceed to reduce their wages still further, availing themselves of the competition for labour, that reduction of wages would be consistent with the peace of that neighbourhood?—No, I think not. When a man has to pay 1 s. 6 d. or 2 s. per week for his cottage, he has not now enough left to keep his wife and children.

9907. You think a farther reduction would be inconsistent with the peace of the district?—Yes.

9908. Are the cottage proprietors the landowners?—No, the little tradesmen; houses belonging to gentlemen are generally let at 1 s. a week.

9909. What is the condition of the labourers at the present moment, taking their wages and prices such as they are; is their condition better or worse than it was four or five years ago?—It is better than it was before the riots.

9910. You think the farmer is now paying more than he can fairly afford to pay, from his own profits and the price of produce?—Yes, certainly more than he can pay; there are very few getting a living; there are exceptions.

9911. Do you think those farmers pay those wages from intimidation or from necessity?—No; I do not think 9 s. or 10 s., and carters and shepherds 11 s. and 12 s. a week is more than men ought to get.

9912. Is it more than a farmer can afford to pay?—No, admitting there were not more labourers than he fairly wanted; but it is putting four or five men upon him to do that which three ought to do; it is not altogether the wages he pays per man, but the number of men.

9913. If he were to pay 9 s. a week only to the men he wanted for the cultivation of his farm, he could afford to pay those wages?—Yes, I think he could; 9 s. or 10 s.

9914. Is it the addition to the labourers for the cultivation of his farm, or the increasing rate upon him, which weighs him down?—Yes, increasing rate.

9915. And in addition to that, you say that the rents are too high for the present price of produce?—Unless the other burdens are alleviated; some properties are rented much higher than others; I think some are not too high, where they have been reduced.

9916. Did not some of the outgoings of the farmer diminish with the fall of produce?—Yes, they were generally diminished.

9917. Is not the cost of his own living, for instance?—Yes, very much from the time of the war.

9918. The things he purchases for the cultivation of his farm?—Yes, there is a great saving by using cast-iron instead of wrought; and the tradesmen's bills are lighter, at least their articles are cheaper, but they are not made so strong, they are slighter.

9919. What are the tradesmen's bills as compared with the time of the war; how much lighter for some articles?—Tradesmen charged 3 s. 6 d. a day, and beer; now they get, in very few instances, 2 s. 6 d.; generally 3 s.

9920. With respect to the wheelwright, the cartwright, and different tradesmen employed in manufacturing the articles used, are not their prices lower?—Yes; a waggon that used to cost 40 l. may be bought for 30 l.; a cart that cost 16 l. costs now 12 l.

9921. Are ploughs cheaper?—Yes, 25 per cent.

9922. What is the difference in the price of harness for a team?—About 25 per cent. cheaper than it was; it is slighter work; it is not so much cheaper as it appears.

9923. Are there any yeomen, men living on their own estates, and cultivating them in those districts?—Yes, many who call them their own estates; but they are mortgaged, and they are worse off than any other class.

9924. Have many been compelled to sell their estates?—Yes, many.

9925. Were they bought by other small proprietors, or did they fall into other estates?—There are very few yeomen now purchasing.

9926. Is the number of yeomen throughout the district of which you are speaking as great as it was at the end of the war, or is it diminished?—I suppose there are nearly as many; but they are much reduced in point of circumstances.

9927. Do you know sufficiently well the case of any yeomen whose little properties are now encumbered, so as to be enabled to state the causes of that encumbrance, whether they have been from improvident and expensive habits?—To the high rate of interest in proportion to the price of produce.

9928. What led to the original debt?—A man who had 5,000 l. bought an estate worth

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worth 10,000 *l.* or 15,000 *l.*, and borrowed the rest of the money; some who had 1,000 *l.* borrowed 2,000 *l.* more to purchase an estate of 3,000 *l.*

9929. Those are yeomen of recent origin?—Yes, since the year 1800.

9930. Are there no yeomen who inherited their property?—Yes.

9931. What is their state, having inherited an estate?—Some of those men save money where they have no rent or interest of stock to pay, and have not lived at an expensive rate; they have got a living from the rent of the farm and stock, and saved a small portion of the interest of their property.

9932. Are those men keeping their substance together or losing it?—Where a man has no rent to pay for stock or interest, he ought to be saving money, or a gentleman can get no rent at all.

9933. The cases to which you allude where the yeomen are suffering so much are, generally speaking, those of men who have bought during the war at high prices more land than they had ready money to pay for, and who borrowed to enable them to buy?—Yes, generally.

9934. Is the old yeoman, who inherited his property, reduced at all in his mode of living compared with ten years ago?—Yes.

9935. Why do you think he has reduced his mode of living?—Many did not live expensively (except a few), and the pressure of the times now compels them to lessen their expenses. The interest of their property would keep them better than the way in which they are living. If a man has stock and a farm which would realize 10,000 *l.* or 5,000 *l.*, the interest of that would keep him much better than he is living upon his farm.

9936. Should you say that the gross amount of produce had decreased in this district within the last seven or eight years, setting aside the two bad seasons before the last?—The crop of last year was very great, the best crop we have had since 1824 or 1825, throughout that district; on some of the light chalk land it was not so good.

9937. Has the land generally been cropped harder than it had been?—Yes; many men when they found themselves short of money sowed an extra piece of land to save themselves, and that got them into further difficulties.

9938. Has much grass land been broken up?—No, not any worth naming the last 20 years.

9939. Do you think that the soil itself is as productive as it was, considering the labour and manure which has been applied to it, and the course of cropping recently adopted, as contrasted with the cropping and the labour and manure applied five or six years ago?—The large, light land farms bear as great a proportion; the cultivation of those has been improved, and the best wet lands, where they have adopted the system of draining, their produce is as great as it was; but in cold hilly lands and clays their produce is much less, and their stock also.

9940. Have the necessities of the farmer driven him to force his stock to market; has he trenched upon his breeding stock?—Yes; on the average there is a great deficiency in the Isle of Wight. I suppose there is a deficiency of 8,000 sheep as compared with what have been kept at previous periods.

9941. Was the rot one of the causes of that diminution in the sheep in the Isle of Wight?—Yes, in the northern part of it.

9942. Have they had capital to supply their deficiency?—No; on many farms where they had 400 or 500, they have not now 100; some lost in the rot, and some tenants were obliged to sell. There are several parishes in the counties where there are more than 1,000 sheep deficient within the last few years.

9943. With respect to the stock of grain, should you say that the stock of grain on hand at harvest-time was as great as it used to be some years ago in the hands of the farmer?—No, decidedly not; it is a very rare thing to see an old wheat-stack at the next harvest.

9944. Are you able to form an estimate what the stock of grain used to be throughout the district at the time of the following harvest?—Many farmers kept an old rick or two, from six to ten load of wheat in each, now they have not any.

9945. Do you speak of the present year?—No; I suppose there will be a little this year, because the crop was good last year.

9946. At the harvest of the last year was there about the average amount of stock on hand in the rick-yard of the farmer, or below the average, as compared with eight or ten years ago?—There was not a great deal on hand eight or ten years ago;

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ago; it was previous to that the stock was greater; there has not been much kept within the last eight or ten years.

9947. As compared with the stock on hand at harvest at the close of the war?—There was generally much wheat on hand at that time; very little now.

9948. You say the corn-farmers have been doing ill; how have the grazing-farmers been doing?—Sheep sold well last year and this year.

9949. Do you ascribe that to the deficient supply from the rot?—From the rot and the want of stock in many districts; there is not the number brought to market that have been in former times.

9950. When you say that the stock of sheep in the Isle of Wight is very much less, do you extend that observation to the district generally?—Yes; not to the coast of Sussex, for there are more kept there in consequence of the land having been better drained, but there is a great deficiency in the Weald of Sussex and wet districts, and on very many stock farms.

9951. In the Down districts?—Some of the good Down land farmers, where they have plenty of money, keep more; they find that stock is the most profitable thing they can keep; with others it is from necessity they have not the number.

9952. Which is the most numerous class, those whose capital is decreasing or those who have improved their flocks?—The decreasing are by far the most numerous, but the increasing are the largest farmers.

9953. Speaking in the aggregate, should you say, including the flocks in the Down district, they were larger or smaller on the whole, balancing the two?—If you take the neighbourhood of Chichester, there are more sheep kept than there were, but when you come to the cold, high, hilly part of the counties there are less on the whole; there are exceptions in every district.

9954. Is it not the case generally that the good lands, including the good Down lands and the good lands between what are called the South Downs and the sea, continue well stocked, and that they are generally in a good state of cultivation?—Yes.

9955. But that the cold clay lands on the other side of the hills are in a bad state?—Yes, the lands immediately under Portsdown-hill are in a very bad state on the north side, but good on the south.

9956. The lands on the north side are poor, the lands on the south side rich?—Yes, the lands on the north side might be very considerably improved by draining; they are very badly farmed, and it would take two or three years rent to put them in a good state.

9957. How long have those lands been getting into a bad state?—These eight or ten years.

9958. The old farmers have been able to retain their number of sheep in the good Down farms, and they are benefited by the increased price?—Yes, the sheep would not have been at the price they are, but for the circumstance of the rot and deficiency on stock farms.

9959. Their stock has not diminished, and it is benefited by the losses of other farmers?—Yes.

9960. What is the present price of wool?—It is high this year, from 13*d.* to 15*d.*; a good fair price.

9961. That is a considerable increase?—Yes, it was 6*d.* to 9*d.* in 1829 or 1830; a ruinous price.

9962. The price of mutton is pretty good?—Yes.

9963. And pretty steady the last three or four years?—Yes, but not so high as it has been this year; beef is not so high as mutton, and lamb has been the dearest.

9964. What has mutton and lamb been the last three or four years?—Some of the very best wether sheep have reached 6*s.* per stone of 8 lbs., 9*d.* a pound; but about 4*s.* 6*d.* on the average of three years.

9965. Looking back the last two or three years, would mutton average 6*d.* a pound?—Yes, wether mutton a little more.

9966. The wool has nearly doubled in price the last two or three years?—Yes, but then it was not more than half what it ought to be.

9967. You describe the situation of the tenantry to be generally bad on those bad cold lands; if a farm comes out of lease, with the exception of Guildford, should you have found any difficulty in procuring tenants?—I know very few farms unoccupied; they are generally let.

9968. Even in the cold soils?—Yes, there are but very few unoccupied.

9969. Do

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9969. Do you know of any farm to be let?—Yes, there are some little better than unoccupied; the landlords have them on hand, and do nothing to them but keep a little stock.

9970. Is he the owner?—Yes.

9971. What extent of land has he on his own hands at this moment?—Three or four farms, I suppose; he has just let one or two to men with about half capital to stock them; instead of that, they ought to have half as much again to lay out upon them.

9972. The land was in a very bad and neglected state?—Yes.

9973. He has found some persons to take them?—Yes, persons who cannot get a living in any other way, and not on them.

9974. What prospect has he of getting his rent?—Very little; if he does, others must lose by the tenants.

9975. What prospect have they of keeping their capital?—If they get on the land they get a living, if they do not pay, and they cannot without.

9976. You are a land-valuer?—Yes.

9977. Taking land of middling average quality, how many years' purchase would you put upon land in that district?—In that district 25 years' purchase; the very best situations will realize 30 years' purchase, at a fair maintaining net rent.

9978. At the present rent?—No, that is a wide question; at rent that could be guaranteed for any certain period, making all necessary deductions, or 25 years, depending on the situation.

9979. Notwithstanding the present state of the poor-rate?—No; in situations where the poor-rate is heavy, no gentleman will be bold enough to buy.

9980. Where the poor-rate is high, and likely to continue so from necessity, is land unsaleable?—Yes; I do not know any person that would buy it.

9981. Do you know of any property offered?—There is a very considerable quantity offered, and no purchasers.

9982. In what district?—A great part of Hampshire, Sussex, the Isle of Wight, and in all counties.

9983. Did you ever know any period when there was so much land for sale as the present?—Never, nor fewer sales.

9984. You say, for any rent you could guarantee for any time; at what price of wheat would you guarantee the rent at the present time?—It would hardly be possible to say that.

9985. Have you ever known the price of wheat more steady for five years successively than for the last five years?—No, probably not; we have had three very bad crops to contend with. Generally speaking, on the coast of Sussex they have not been so bad; there is some very fertile land there.

9986. What has wheat been fetching the last year; have you sold a great part of your crop?—No, I have not.

9987. What will your corn sold up to this time average?—Something more than 12*l.* a load, 48*s.* a quarter, nearly 13*l.* a load. Wheat does not realize so much on the coast of Sussex, on the average, as the best price of Guildford market, by nearly 12*s.* per quarter; it is not made up so well.

9988. What will your sales of barley average for this year?—I suppose 28*s.*; those who sold early were lucky, and those who have kept are not; I grow no barley.

9989. You have your corn still on hand?—Yes.

9990. Yours is red wheat?—It is mixed.

9991. Do you grow oats?—Yes.

9992. What is the average?—I have not sold any yet.

9993. You consider that the poor-rate is increasing, with all the other rates; the county-rate, for instance, is that increasing?—Yes, it is increased to what it previously was.

9994. Since what time?—I cannot give dates as to that.

9995. Can you mention the proportion in which it is increased within these few years?—No, I cannot.

9996. Have the highway-rates increased?—There is not much difference, except that the men have been sent to work on the roads, and paid from the highway-rate; sometimes it is from the one, sometimes from the other; they generally make the same highway-rate, and pay the surplus from the poor-rate.

9997. You have been employed in valuing tithe?—Yes.

9998. What

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9998. What proportion does tithe bear to rent generally?—It varies very materially.

9999. On land of the best quality?—About one-fourth, the best quality land.

10000. On the inferior lands, you say that land growing 12 bushels an acre you charge about half-a-crown for tithe?—More than that, that was where land was let at more than it was supposed to be worth.

10001. Taking the three qualities of land, the best, the middle and the inferior, what proportion would the tithe bear to the best?—Suppose the very best arable land worth 40 s. an acre, the tithe is worth 10 s.

10002. One-fourth?—Yes, but we seldom get so much.

10003. Valuing for tithe, and putting on the land one-fourth, did you find the tenant willing to close upon that?—No, they do not give so much generally on good land where rates are high.

10004. What are the terms generally on which the parties come to terms?—They give about 9 s., according to the poor-rate.

10005. Do you mean that this charge leaves the clergyman exempt from rates?—Yes; they do not get so much generally, but it is worth the money.

10006. Having been employed for the Church in recent compositions, what have you got for 40 s. an acre land?—About 9 s.

10007. On the middling land, what do you put for tithe on middling land?—The arable land is worth 6 s. in the pound.

10008. The cost of cultivating the middling land is much greater?—Yes, in proportion to rent net per acre.

10009. Is not that circumstance taken into your account in valuing tithe?—Yes, but the last two years we are obliged to take what we can get to escape difficulties.

10010. Without reference to the increased cost of cultivating the middling land, you put the same proportion to the rent upon the middling land?—No, we put more; but I understood the question to refer to what we got.

10011. You do not mean to say you ask in one case much more than it is worth, and in others very little more?—No, I did not say that; but there is a great difference of opinion between the buyer and seller; the clergyman is desirous of being at peace, and takes what he can get.

10012. When you value for the Church, is the clergyman in the habit of taking less than the amount which you consider the tithe worth?—Yes, the farmer collects the tithe at 10 per cent. less cost than the clergyman can, which advantage the farmer has.

10013. You fix it at a rate that he has the benefit of 10 per cent. in paying that, instead of the clergyman taking his tithe?—We generally suppose that.

10014. Having put it upon that scale, is the clergyman in the habit of making, for what you said peace and goodwill with his parishioners, a further reduction?—Generally.

10015. Upon the average, what sort of deduction does he make?—Differing according to the temper of the parties we have to deal with.

10016. Differing within what range?—From 5 to 15 per cent.

10017. Having already given an allowance of 10 per cent. upon your valuation, after that the clergyman comes in, and for the sake of goodwill makes still a reduction of from 5 to 15 per cent.?—Yes; the tithes are worth more to the farmer than the clergyman; he has not so much expense in collecting them.

10018. Will not the computation, rendering permanent the existing compositions, be very unequal throughout the district with which you are acquainted?—Yes, it would be unjust to the liberal clergyman.

10019. And hard upon the tenant; were the compositions severe?—Yes; I know of none where the tithes are let at what they would be intrinsically worth.

10020. Is no great tithe drawn in kind?—Yes.

10021. Where it is drawn in kind, and one-tenth of the produce rigidly taken, what proportion should you say that the tithe so taken bears to the rent?—More than a fourth.

10022. Between a third and a fourth?—Yes. I have never taken the tithes in kind but in the parish which belonged to me, and those tithes were never let; I had only half of those till this year, and there were difficulties about the other half.

10023. Were you the lessee?—Yes; they were held under the Church.

10024. You claimed the tithe as lessee?—Yes.

10025. You

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10025. You think that there you drew between one-third and one-fourth of the rent of the land on which you so took the tithe?—Not so much; it was only the corn-tithe.

10026. What was the expense of collecting those tithes?—Considerable.

10027. At what do you put the per-centage of collecting?—The straw is nearly equivalent to that.

10028. Was that near a farm you had yourself?—It was near a farm of mine to let.

10029. So that you had the convenience of a neighbouring farm to draw it to?—Yes.

10030. And if you had not had that convenience, and had to take it up in kind, of course it would have been more expensive to you?—Certainly it would.

10031. Which are the hardest to deal with, the clergyman or the lay-impropriator?—It is generally supposed that the black coat is better than the grey one.

10032. Have you seen the Bill brought into Parliament to regulate the tithes?—I have.

10033. What do you think of it?—I have not had time to look into it.

10034. Is the disposition to emigrate apparent in those districts?—Not generally; several went from the Isle of Wight; there were several farmers went about 20 years ago from thence.

10035. Has the desire to emigrate increased or diminished?—Increased.

10036. Who have gone?—Some of the best men and some of the worst.

10037. Upon the whole, should you say that the wealth of the district had been decreased by emigration?—No; when you can get a labourer to emigrate it is a decided benefit; the expense would be soon repaid by the saving on the rates.

10038. That is supposing their places were not filled up. From your experience, when poor labourers have emigrated has not the population of the parish been filled up?—No; there are not so many as there would have been if they had not gone.

10039. You say that some cottages built for one family are occupied by two?—Yes; and some built for two families are occupied by three.

10040. Has emigration been carried to any extent in those parishes to which you can speak?—No, I think not; some in the neighbourhood of Petworth have gone.

10041. Do you know the circumstances of their emigration?—No, not the particulars.

10042. Do you know the effect produced by it?—It is early days to speak of effect; I think it is a great benefit.

10043. Was it from one parish?—From several parishes.

10044. Was the labour in those parishes very redundant?—Yes, very.

10045. How much was the per-centage of population diminished by emigration?—Very few per cent.; in some four or five, in others eight or ten, in others one or two.

10046. Has the emigration relieved them or not?—Yes, it has relieved them to that extent.

10047. Has the rate fallen in consequence?—Yes, it must, but not much less.

10048. When did the emigration take place?—Two years ago.

10049. It is not in your immediate neighbourhood, and you do not know the particulars?—It cost about 8*l.* or 9*l.* a head sending them out.

10050. A good many ships went from Portsmouth last year and the year before with emigrants from your county?—Yes; they went from different parishes; from some two or three.

10051. How were the expenses defrayed?—In some places out of the rate, others borrowed the money, in some by subscription.

10052. Did many persons with capital emigrate?—A great many farmers from the Isle of Wight.

10053. Is the Isle of Wight enriched or impoverished by their emigration?—There are plenty of farmers left now, more farmers than money.

10054. Did those who went emigrate with money?—Yes; but less capital than they started in life with. There are very few men desirous of leaving their country when they can get money in it.

10055. Generally speaking, they are the poorer classes who have gone?—Men who were not gaining a livelihood here.

10056. You are acquainted with the Isle of Wight?—I am.

10057. Have not all the parishes in the Isle of Wight one system for the management

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ment of the poor?—Yes, they are all consolidated; the average of rates was taken in the year the house was built, and they now pay in that ratio; if one parish paid 500*l.* to the poor, another two, and another one, to raise a given sum, and the poor now cost double that sum, each parish has to pay double, without reference to the increased demand of the poor of the parish, but the cost of the whole island.

10058. They are rated according to the proportion they paid when that system was first established?—Yes; and the whole of the poor are supported from one general fund, that is made by rates on those parishes, each being assessed in the same ratio as they were previously.

10059. Under whose management is it?—There is a committee sitting one day in every week.

10060. Do they declare the rate upon the parish?—Yes; they make a rate four times a year.

10061. They have one workhouse for the whole island?—They have.

10062. How has that system worked in the Isle of Wight?—In some respects it has worked well, in others not; the rates were not fairly taken, I believe, when the consolidation took place; some parishes returned a high rate, hoping to get a benefit from it; others returned a low rate: the expense of the poor would be greater if the house was abolished.

10063. Has the system tended to prevent the growth of the charge of the poor in the Isle of Wight?—Yes, it has; there are a great many out of work, but they are kept by the general fund: they will not allow a man relief for his family out of the house; there would be more children to be provided for if there was the same allowance for children as in other parts.

10064. There is no relief given out of the house?—No; if the house was abolished many would claim for one or more children, who will not send them to the house.

10065. They do not choose to go into the house?—No; a man will sooner submit to privations than take his children to the house.

10066. What size is the island?—About 100,000 acres.

10067. Into how many parishes is it divided?—About 30.

10068. Do you know the population of the island?—I cannot state accurately; I think about 35,000.

10069. In valuing tithe, are you of opinion rent forms any fair criterion of the tithe to be imposed?—Not an exact criterion; the more expensive the soil the higher the tithe in proportion; some land only requires once ploughing with two horses, and other land three or four ploughings with four horses.

10070. As the groundwork of calculation, is there any better medium than rent when taken in conjunction with the quality of the soil?—No, it would not do to take a valuation on the same principle on every description of soil.

10071. If the rate in proportion to the rent were to vary with the qualities of the soil, is there any fairer proportion than that deduced from rent?—Yes; it would be charging the rich fertile land higher than it would be able to bear: it does not cost more to cultivate an acre of land at 40*s.* than an acre of land at 10*s.*

10072. The greatest burden would fall on the best land?—Yes.

10073. Is not that best land best able to bear that burden?—The best land always pays best.

10074. Have you ever turned in your mind what would be the equitable system of commutation of tithe?—No; not sufficiently to pledge myself to it.

10075. When you were asked if there must be a reduction of rent to the present prices of corn, what did you understand by the present prices of corn?—I did not anticipate the price which we unfortunately now get, but about 14*l.* a load.

10076. Suppose wheat were to continue at about 50*s.* a quarter, what reduction of rent must be submitted to?—On some of the stiff heavy soils a very great deduction, in some of the lighter not so great, but a considerable abatement.

10077. Would the cold clays in the district you have been speaking of be able to pay any rent at all?—Some of them would not with the present increasing poor.

10078. Would the poor be diminished by a lower price of corn?—No, I do not think they would unless some of them emigrated; they would not pay quite so much for labour, but there would not be so many employed.

10079. You think there would be fewer employed at a lower price of corn?—Yes.

10080. What proportion are unemployed now?—In some parishes a great number.

10081. Do

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10081. Do you think there are too great a number of labourers, if there were better prices?—If the prices were enhanced, many improvements might be made which will not now remunerate the farmer for doing.

10082. Would that employ other labourers?—Yes.

10083. Do you think if there was a regular price at 64 s. a quarter, those labourers would be brought into employment again?—In some districts they would, in others they would not, where there is quite an overwhelming population; but on very many farms more labour might be beneficially performed if the prices were better.

10084. Do you think the farmer can continue to pay wages out of his capital?—No.

10085. The present state of the labourer, where it appears to be prosperous, is not on any very solid foundation?—No, I think not.

10086. Are you acquainted with the tradesmen in the market-towns in your neighbourhood?—With several.

10087. Do you hear any complaints of want of custom?—They are complaining in the small country towns, where they are wholly dependent on the farmer; some who have the happy knack of getting all the trade are doing well.

10088. Do they complain of having less trade than they had eight or 10 years ago?—Yes, those who depend upon the farmers.

10089. Have they bad debts?—Yes, I believe they have constantly bad debts.

10090. You spoke of cottages being high rented; do the labourers pay their rents regularly?—Many of them do not.

10091. Do you think the proprietor of cottages is induced to let his cottages generally high because of his rent being paid badly by some?—That has influenced many; but there is that competition for cottages that I believe they pay generally; they know they shall be turned out if they do not pay.

10092. Do you believe that the retail prices have fallen in the proportion that the wholesale prices have; the blacksmiths' and joiners', and so on?—They are paid higher in proportion than they were when the price of corn was higher.

10093. Do you know why they charge higher?—All trade is paid better.

10094. Do they complain of bad debts at all?—Yes, and the great laxity of payment; men could afford to work cheaper if they were more regularly paid; those who formerly paid once a quarter, pay, in general, now only once a year, and some not so often.

10095. Do you find a difficulty in finding tenants of capital in letting land?—Yes.

10096. There are plenty of insufficient capital?—Yes.

10097. How do you account for that?—There is a great want of capital among the tenantry generally.

10098. Do you think the class of persons from whom tenants used to be got has diminished in number?—Yes, the wealthy part.

10099. Of what class were they composed?—The sons of farmers; a man used to leave each of his sons 3,000 l. or 4,000 l., now they have not so much to divide among them all as they began life with.

10100. Did they not consist of the sons of yeomen also?—Yes; and the sons of tradesmen also were brought up to farming, and they lost money, generally speaking.

10101. You say that the old yeomen would be better off if they had sold their property and lived upon the interest of their stock; would that have been the case before the war?—No, I should think not.

10102. You state that the intrinsic or actual value of the tithe is seldom received by the clergy; what proportion of that intrinsic or actual value do you conceive is generally received?—From 15 to 25 per cent. less, allowing the farmer something for the trouble of collecting.

10103. It is to that extent within the actual value of what the clergyman ought to receive?—Yes.

10104. How much less does the lay-impropriator receive?—It depends upon the situation, circumstances, and a variety of things.

10105. Speaking generally, how much less do the lay-impropriators receive?—Some less, and others about the same.

10106. Can you say generally that the lay-impropriators receive as much less as 15 to 20 per cent.?—No; I think the tithes belonging to clergymen are generally lower, the lay-impropriators have no fear of coming into hostility with the farmer;

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farmer; clergymen would sacrifice anything rather than come into hostility with the farmer.

10107. Then the tithe in the hands of the clergy is of less value than in the hands of the laity?—A clergyman is not a man of business, and if he collect his tithes in kind, he must employ another person; and if he does collect them in kind, there is an hostile feeling in the parish, and they get into difficulties.

10108. Taking into consideration this practice, on the part of the clergy, of taking their tithe on a very liberal scale, do you think any settlement of the commutation of tithe which does not take into account that practice and that habit will ever be satisfactory to the tithe-payer?—I think not at full value; they were not let so much below their value formerly as they have been since the commotion in the country, and that feeling has partially subsided.

10109. Is there any feeling on the part of the farmers in the country generally which has reduced the value of the tithe within the last year or two?—Yes.

10110. When did that originate?—At the time of the disturbance.

10111. You think the operation of public feeling in that district was greater on the tithe of the clergy than on any other description of property?—On all tithes.

10112. It has not affected the lay-owner to the same extent?—A gentleman does not care whether he pleases the people, the clergyman does.

10113. Is not the farmer rather prompted by that feeling to oppress the clergyman to a greater extent?—Yes, in some cases.

10114. Taking into account that the farmer has so pressed upon the clergyman, is it likely that any settlement of tithe, which you should call an equitable settlement, would be satisfactory to the payer if that operation was not taken into account of which you have now spoken?—I do not suppose the tenantry would be satisfied to pay what the property, if fairly calculated, would give, because now they find they can get it for less; a clergyman who has the interest of his parish at heart will rather take a less sum than get into open contest; in other parishes the tenants are respectable, and the clergyman gets his rights; farmers are like other men, they like to make good bargains, and when the shoe pinches they get relief where they can.

10115. At all times they get an advantage from the Church?—Yes; I think the lay tithes have never been reduced equal to what they would have been in the hands of the clergy; tithe-free lands are let dearer in proportion than land subject to tithe.

10116. In your opinion that feeling has been increased since the riots?—Yes, where the clergyman wished to keep on good terms with his people.

10117. Do you think the feeling on the part of the tithe-payer has abated or increased?—I think it has abated within the last twelvemonth.

10118. You think there is not that feeling of intimidation that there was?—No; formerly they thought there would be a scramble for the tithes, but now they find that if they get rid of the black coat, they must have a grey one; they feel that they must pay some one, and that the black coat is best.

10119. Did any clergymen leave their parishes at the time of the riots?—I believe I know one.

10120. Has he returned?—Yes.

10121. Have you heard of the petitions to Parliament, praying that tithes might be commuted, on the ground of giving the tithe-owner a tenth of the annual net value of the land?—I have not seen any such petition, at least it has not taken my attention.

10122. Do you consider that a fair commutation of tithe?—Very unfair indeed.

10123. You consider that if any such principle were adopted it would be very unfair to the clergyman?—It would not give the clergyman half.

10124. Are you yourself a lessee of tithe?—Yes.

10125. Have there been many claims made on the part of the Church on any articles that were not tithed formerly; such as potatoes?—None that I am aware of.

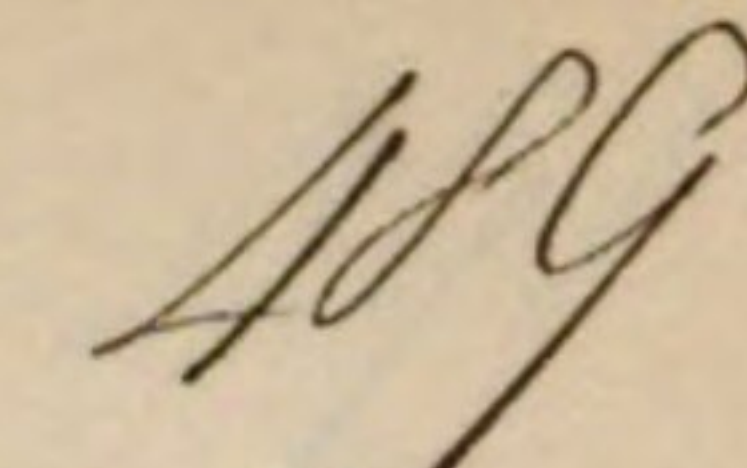
10126. Your own farm is in Hayling Island?—Yes.

10127. It is very good land, is it not?—It was very wet land; it is drained now.

10128. What is the land in that island let for?—In the north parish, that on a marl subsoil is very good land; the part I occupy is on a cold wet subsoil.

10129. What is the good land let for?—Hayling is as bad off as any place; the greater part belongs to farmers who bought in good times.

10130. Do



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10130. Do you attend Chichester market occasionally?—Yes.
10131. Are there any manufactures in that district?—No.
10132. Chichester is in the midst of a district purely agricultural?—Yes.
10133. Is Chichester going back?—I believe there is no country place better off than Chichester; I mean among the agricultural districts.
10134. Are there any houses going to ruin?—No; there is very little bad land in the neighbourhood of Chichester.
10135. Chichester is in the heart of an agricultural district, and depending on land?—No, not entirely on land; there are a great many respectable and wealthy families in the neighbourhood.
10136. There are no marks of poverty in the city of Chichester; no signs of increasing distress?—No, not immediately in the city of Chichester; there is no county town in the south of the country better off than Chichester has always appeared.
10137. Are not improvements going on there?—Not much buildings; they are pulling down houses and opening the cathedral; they have built a splendid corn-exchange.
10138. Several ornamental buildings have been erected, and the town is improving?—There are not many buildings now erecting; there was a combination among the millers; they agreed to purchase only by the imperial bushel; the farmers refused to sell by any other than the Winchester, and that led to the erection of the corn-exchange.
10139. A very handsome market-house has been erected, has there not?—Yes; but that has been built by the gentry in the neighbourhood as well as the tradesmen and farmers; it is on shares.
10140. In the neighbourhood of those towns like Chichester, have not a number of people collected, the country people who have lived at a distance from towns; has not there been a tendency by them to reside more in the county towns?—I am not aware of any gentleman's house to be let on the coast of Sussex; between that and Worthing it is a favourite spot.
10141. Do you know of any small houses belonging to proprietors of small estates in the county who have sold them or given them up for different reasons, and gone to live in the county town?—No, not at Chichester.
10142. Are there many independent persons living at Chichester unconnected with land?—Yes; Chichester is a wealthy city; there are many who have accumulated wealth.
10143. There are a good many people living on annuities and those sort of things?—Yes.
10144. Their annuities have not diminished in the same proportion as the profits of the farmers?—No; I cannot say from what sources they get their revenues.
10145. You say the tradesmen joined in building this corn-exchange?—Yes.
10146. When was this corn-exchange begun?—It was opened three months ago; it was about three months building.
10147. Chichester is a cathedral town?—Yes.
10148. There are a great number of clergymen probably there?—Yes; but it is far better off than Winchester.
10149. Why is it better off than Winchester?—It is richer; the persons are more wealthy.
10150. It is the county town of that district you have been speaking of?—Yes; but the district I have been speaking of does not apply to Chichester, it is very different (I am asked as to a wide field); I believe there is no place where the farmers are better off than they are on the coast of Sussex.
10151. Your last observations apply to the neighbourhood round Chichester?—Yes; there is a contrast between the south and the north of the hills.
10152. Why is the Chichester market so much lower than the Guildford market?—Wheat is sown more frequently; the quality is not so good.
10153. Is it a worse market for the same quality?—The wheat at Chichester is generally bought and manufactured for the coasting-trade; the wheat at Guildford is manufactured and sent to town.
10154. Is there any water-carriage to Chichester?—Yes; by a canal from the sea.
10155. How is the condition of the labouring poor affected by smuggling; is that supposed to benefit their condition or injure it?—Morally speaking, injured; those who go smuggling are not worth much for other purposes.

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10156. Are not a great proportion of the labouring people more or less connected with smuggling?—I cannot say that they are; there is a great deal of smuggling going on on the coast, but where they come from I do not know.

10157. Has it diminished of late, or how?—I think it is not so much as some years past; some officers look out much better than others.

Mr. *Thomas Drewitt*, called in; and Examined.

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10158. WHERE do you reside?—In the parish of St. Nicholas, Guildford.

10159. What is your occupation?—I am a farmer and land-valuer.

10160. Do you occupy land to a considerable extent?—I occupy about 800 acres.

10161. You are a rent-payer?—Yes; I rent one farm.

10162. Are you a proprietor of land?—Yes; I have a small farm of my own in a parish a little distance from Guildford; I reside on the farm in Guildford.

10163. Do you know any farm in the immediate neighbourhood of Guildford now unoccupied?—There is one, part of which is in the parish in which I reside.

10164. Can you state to the Committee the circumstances under which that farm is now lying waste; what is the soil?—It is a heavy clay soil.

10165. How long has it been unoccupied?—From last Michaelmas.

10166. Within what distance of the town of Guildford?—Within about a mile, the nearest point of the farm.

10167. Is there a house upon it?—Yes.

10168. Is the house occupied?—No.

10169. There is no tenant either of the land or the house?—No.

10170. No rates therefore are paid?—No.

10171. What are the circumstances which led to its being untenanted?—The land is very wet, and the former tenant having lost considerable property on it, declined taking it again.

10172. Was it cropped out unfairly?—No; it was left under the usual covenants of the leases of that proprietor.

10173. Had there been any reduction of rent the last few years upon it?—None.

10174. What did it let for an acre?—I think about 14s. or 15s.

10175. What was the poor-rate upon that per acre?—I should think about 3s. or 4s.

10176. Do you happen to know whether this has been offered at any reduced rent?—Yes; it has been offered at a very reduced rent, but no tenant has been found for it.

10177. This farm has remained unoccupied since when?—Last Michaelmas.

10178. In ordinary years, how much wheat an acre would this farm produce?—In the present state of cultivation, very little indeed; it requires draining.

10179. Under-draining?—Under-draining.

10180. In the last four or five years, in the ordinary seasons, while it remained tenanted, what would be its produce per acre?—The tenant stated to me that he had grown about three or four sacks per acre in the latter part of his lease.

10181. How many Winchester bushels is that?—From 12 to 16 Winchester bushels per acre; but the imperial bushel is generally used in that neighbourhood.

10182. What was the rotation of cropping upon this land?—Fallow, wheat, seeds, oats; that is the cropping pointed out by the lease, and I believe it has been cropped in that way.

10183. And it has not been unfairly cropped?—No, I think not.

10184. And within a mile of the town?—Yes.

10185. To what district can you speak more particularly, to a considerable extent round Guildford; have you known the land and the farming operations in any considerable distance round Guildford for a long time?—Yes.

10186. How far?—For 20 miles, I think I may say. I have been frequently employed as a land-valuer and surveyor; it is chiefly in the counties of Sussex, Surrey and Hants that I am employed.

10187. Do you know the Weald of Sussex?—Yes.

10188. Speaking generally, should you say that the produce within this circle had increased or diminished within the last four or five years?—The produce of the dry land has not decreased, but that of the wet land has decreased considerably; the seasons have been unfavourable for the wet lands.

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10189. On the dry lands you should say that the produce has increased within this period?—I think perhaps rather increased.

10190. The cultivation has not fallen off?—I think not; I am speaking of turnip-land.

10191. Upon the convertible land is as much stock and capital employed as heretofore?—Perhaps generally not; I think not; but the season has been very much for the last four or five years in favour of dry soils; the produce has been greater on dry soils than on wet.

10192. You mention, as the principal reason for the decrease on the wet lands, the unfavourable seasons of two or three years in succession?—Yes.

10193. Do you think the labour employed upon those wet lands is less than it was?—Less; it has been very discouraging to tenants of wet lands lately; and I think they have not been inclined to employ so much labour where they have had the means.

10194. The last year was not an unfavourable year; was the produce upon the wet lands below the average?—It was very much below what they usually produce, even the last year, I think, from the effect of the three wet years that preceded it.

10195. Is as much care taken by the tenants of this wet land to keep it dry, by attention to their water-paths and scouring their ditches, as formerly?—Yes.

10196. There is no change in that respect?—No; of necessity they do it.

10197. And throughout the Weald of Sussex as much attention has been paid in keeping their lands dry as heretofore?—Yes.

10198. But as relates to the spade husbandry; in the draining you think as much care and labour has been bestowed upon it as in former years?—Yes, the surface draining.

10199. Have prices been steady for the last four or five years, in grain?—Yes.

10200. Do you recollect any former periods of four or five years in which they have been so steady as in the last four or five?—No, certainly not.

10201. Have they not been remarkably steady?—Yes.

10202. At present prices, generally speaking, should you say that the rents were too high in the district of which you are speaking?—Of the farms that are held on lease the rents are too high, unless there has been an abatement made since the time of taking them; the leases that have been running from 10 years and upwards are too high.

10203. Of land let from year to year, should you say the present current rate of rent was too high?—The rents that have been reduced to the times are not too high; I think others are.

10204. Those lands that you think are reduced to the times, what has that reduction been from the war rent?—I should think that at least one-half upon the heavy lands. The Committee will permit me to distinguish between the heavy lands and the light lands.

10205. First upon the light convertible land; what reduction have the landlords submitted to since the war?—Forty per cent. throughout this district.

10206. In the heavy clay land, what reduction have they submitted to?—Considerable; more than 40 per cent.

10207. Then the land that let at 15 s. an acre now lets at 7 s.?—Yes.

10208. You said that you did not think that rents which have been reduced to the times need be further reduced; is the Committee to understand that you think if the price of the last year be the permanent price, any further reduction would be unnecessary?—To speak generally, perhaps it is; but the poor-rates have so much to do with it, they are so mixed with the situations of different parishes, that it is difficult to say.

10209. Have poor-rates increased in this district of which you are speaking in the Weald of Sussex?—Very much.

10210. Have they lately increased?—Lately increased till the last year; since the labour-rate has been established it has decreased them in most of the parishes I am acquainted with.

10211. Have you watched the progress of the labour-rate in any parish or parishes with which you are concerned?—Yes, I have.

10212. What is your opinion of the labour-rate?—I think it is the best measure that the agriculturists have had for a very long time in the Wealdish parishes. I am still speaking of the heavy land parishes.

10213. The farmers like it. Do the gentry, and the tithe-owners, and the shopkeepers

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shopkeepers like the labour-rate?—I have heard no objection but from the tithe-owners.

10214. You state that in the Weald parishes you think it is beneficial: why does it work better in those parishes than in the dry land parishes?—Because they are more difficult of cultivation than the others; that land requires more horse labour to put it into any sort of order to produce a crop, but not so much hand labour; and the labour of much of the population was thrown away on the roads.

10215. Is it not the effect of the labour-rate to make those whose conditions do not require the employment of labour forced contributors to it?—I have met with no objections to it in the parish where I reside. But I should premise that we cannot establish the labour-rate in that parish; it is one of the three parishes of the town of Guildford, and the labour-rate does not apply to it.

10216. The shopkeepers in Guildford will not like the establishment of the labour-rate, will they?—I do not know whether they will or not.

10217. What are the wages of an able-bodied man?—Two shillings a day at this time.

10218. Twelve shillings a week?—Yes.

10219. When were they raised to that amount in that district?—I think they have never been below that in summer in Guildford, or in the neighbourhood of Guildford.

10220. What are the wages of the Weald of Sussex?—I think 10 s. was about the rate of labour in summer there.

10221. What is the rate now?—I think it is 12 s.

10222. When did that rise take place?—About two years ago.

10223. Was it at the time of the riots?—Yes.

10224. Have the wages gone back?—They have not gone back that I know in the parishes with which I am most acquainted.

10225. At present prices, do you think that the farmers can afford to pay those wages?—No, I think not.

10226. You are a considerable farmer, are you not?—Yes, I am.

10227. What does your wheat average this year?—I am particularly circumstanced; I grow a great deal of wheat for seed, and I suppose mine will be above the general average; mine will be near 17 l. a load, or 68 s. a quarter; it is considerably above the average of the Guildford market.

10228. What will your barley average?—About 32 s. a quarter imperial, as well as I can judge.

10229. In your sales this last year?—Yes.

10230. What will your oats average?—I grow no oats.

10231. What will your hay average?—I sell no hay.

10232. Do you fat stock at all?—Yes.

10233. What will your sales be at an average?—I think my bullocks, which are Scotch, will average about 4 s. 4 d. a stone. I have sold them by weight, some 4 s. 6 d. and others 4 s. 2 d.

10234. Above 6 d. a pound, sinking the offal?—Yes.

10235. Do you sell sheep?—Yes.

10236. What will they average?—Pretty high. My average price for mutton will be, I conceive, more than 5 s. a stone.

10237. Stone of 8 lbs.?—Yes.

10238. Have you sold your wool yet?—Yes.

10239. Is it down?—Yes.

10240. What have you got per pound for your wool?—I have sold it for 16 d. a pound.

10241. Have you suffered from the rot at all upon your lands?—I did a few years since, but not for the two last years.

10242. Guildford is a flourishing town, is it not?—Yes; I think the prices of produce are higher there than in most country towns.

10243. It is in the centre of an agricultural district?—Yes.

10244. Mainly dependent upon agriculture for its prosperity?—Yes.

10245. Have there been improvements in the town; is it an improving town?—Yes.

10246. With respect to the condition of the labourer in this district, should you say, considering the present rate of wages and the present price of the articles consumed and used by the labourers, that their condition was better or worse?—Better since the rise of wages has taken place.

10247. Do

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10247. Do you remember any period when, comparing the wages and the articles used by them, their condition has been better than it is now?—No; I never remember it better.

10248. Does that observation apply to the whole district of which you are speaking?—Yes, it does.

10249. Have labourers' cottages, generally speaking, land attached to them?—I think within this last year or two most of the labourers have been allowed land in the parishes with which I am best acquainted.

10250. Has that change been advantageous to their comfort?—Yes.

10251. Do you approve of the plan of giving small pieces of ground to each cottager?—Very much.

10252. Do you think the tendency is to make him less dependent upon the rate, and more independent in his circumstances?—Yes.

10253. Are the labourers anxious to have land?—Yes.

10254. So that throughout the district there is a desire on the one hand to obtain it and on the other to grant it?—Yes; it has been found to contribute to their comfort very much in all the cases with which I am acquainted.

10255. What quantity do you allow them to each?—I allow them from 30 to 60 roods myself.

10256. What is generally allowed?—It varies much with different proprietors.

10257. Do they pay for it?—They pay rent, but not rates.

10258. Do they pay their little rents punctually?—Yes.

10259. And they are willing to take the lands at the rent?—Yes; and are willing to take land at too high a rent where persons try to get a high rent.

10260. Their eagerness to get it is so great?—Yes.

10261. You have mentioned the case of a farm in the neighbourhood of Guildford being untenanted; but with this exception, in the country of which you have been speaking when land becomes unoccupied, requiring a little capital to improve it, is there any want of competition to take it?—No, not dry land, that is rather sought after in this district; but wet and heavy land is obliged to be let at very low rents.

10262. Excepting this one farm, do you know any farm unoccupied even in the wet and strong clay land?—No, not in the district that I have been speaking of.

10263. Generally speaking, should you say that the rents of those cold clay lands have come down to the level of prices?—I suppose they have, because it is not untenanted, but it is at very low rents, I think from 5s. to 7s. an acre a great deal of it would be found to be let for.

10264. Do you think that rent can stand on the supposition of the prices of the present year continuing?—Yes, I think it may.

10265. Do you recollect what that same land let for before the war?—No, I do not.

10266. Have you not heard what the proportion is between the present rents of those lands and those which existed before the war?—I think the present rent is considerably below what it ever has been in my recollection.

10267. Even before 1792?—Yes.

10268. How far back can you recollect?—I was bred a farmer, and came from school in 1781; I commenced business in 1787 for myself; my father left me in business.

10269. In this immediate neighbourhood?—In Ockham.

10270. How long do you recollect this ground that is now untenanted?—I have known it pretty well for the last 20 years; I did not know much of it before.

10271. Is there any land of the same description in that parish?—Yes.

10272. Is this a notoriously worse farm than any other in that parish?—I think it is, being all heavy land and undrained.

10273. Do you recollect the rent per acre that you gave for the land you took in 1787?—I could not speak precisely as to that, but I think it was 20s., or from that to 22s. an acre.

10274. Is it titheable or tithe-free?—Titheable.

10275. Do you know what that land lets for now an acre?—I think not more, if so much; I should conceive not so much.

10276. But your impression is that it is not more?—Not more.

10277. Has the burden of the poor-rate upon that land very much increased?—Yes, it is increased; but I should think not very much.

10278. What quality of land is it?—Chiefly gravelly land.

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10279. Is it land that you can grow turnips on?—Yes.

10280. Sheep land?—Yes, a sheep farm.

10281. You have stated what the rent of this farm was when you first knew it, and what it is now; should you say generally, that the land in the district with which you are acquainted has come down, in point of rent, now to the prices that existed before the war?—Unless where there has been very great improvement, such as under-draining the land.

10282. Taking the average, do you think rent of land has come down to nearly the same level which existed when you first were acquainted with farming?—Yes, generally, where lately relet.

10283. You have perceived the effect in your experience of great fluctuations of price and of value, have not you?—Yes, very great.

10284. Do you think those fluctuations have been very pernicious to the farmer and to the labourer?—Yes, very much so.

10285. And supposing that prices and rents have now found their level, and nearly adapted themselves, should you think that, for the sake of the farmer and of the labourer, any fresh fluctuations were to be avoided?—They are very much to be avoided.

10286. Confining your consideration to the interest of the farmer and the labourers, and leaving out of consideration the interest of the landlords, viewing it as a question affecting the farmer and the labourer, should you say that fluctuations were more to be avoided, if possible, than anything else, with a view to their interest?—Yes.

10287. You make that observation as the result of your experience?—I do.

10288. Do you think that where rent is higher now than it was when you began farming it is entirely owing to capital having been laid out upon the land?—Yes, I think it is.

10289. Do you know the land south of the Weald?—Yes.

10290. In what state are the farmers there?—In a bad state.

10291. In that part where there was a bad spirit about two years since, they are by no means in a good state?—Yes, they are much distressed.

10292. Do you know what wages they pay their labourers in that part of the country?—I do not know. I have a farm adjoining the Weald, and there we pay 2 s. a day; I do not know whether the farmers in the country referred to pay the same wages.

10293. Throughout the whole year do you pay the 2 s.?—Eleven shillings a week in the winter, and 12 s. in the summer.

10294. Do you know the country about Baynards?—Yes.

10295. In what state is that country?—As bad as possible.

10296. Is not that wet and heavy clay land?—Yes.

10297. Is it as bad land as the other of which you have been speaking?—Yes, it is.

10298. There is a valley of sand country before you come to Red-hill; is that also in a bad state?—That is much better, and has not felt the effect of the reduction of prices of corn so much from being enabled to keep more sheep.

10299. Will that grow turnips?—Yes.

10300. Is there not a great difference between the value of land that will grow turnips and of land that will not?—Yes, very great.

10301. Have there not been many sales of land in your country?—Yes, there have been some.

10302. For how many years' purchase does freehold land sell?—From 27 to 30, according to the situation, upon the reduced rents.

10303. Do you ever recollect their selling for a greater number of years' purchase than at present?—No, I never recollect land being sold at more than 30 years' purchase upon the then rents.

10304. You have mentioned that clay land is now let from 5 s. to 7 s. an acre; can an estate principally composed of that clay land be sold for 30 years' purchase?—Yes, I think it can.

10305. Is the valley from Betchworth to Dorking clay?—No, it is not a dead heavy clay, what we call Wealdish land.

10306. Does not that land let for more than 7 s. an acre?—Yes, but that is a better kind of land.

10307. What is the condition of the land from Albury to Dorking?—That is better; it is worth double the rent of the Weald land.

10308. How

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10308. How much will that land let for?—Twenty shillings per acre perhaps might be the average.

10309. When you get further south of Petworth, in what state is that land?—In a very bad state.

10310. In what state is the land in the neighbourhood of Epsom, which is a different soil, a dry flinty soil?—That is rather sought after, it is let at high rents.

10311. Take an open field, what would that land let for?—Perhaps about 20 s.

10312. In the land near Ripley, where you say you rented, in the early part of your life, land at 22 s. an acre, what was the amount of tithe that you paid?—The tithes were low; I should think about 3 s. 6 d. an acre at that time, the great and small tithes.

10313. Are you aware what tithe is paid at present there?—No, I do not know.

10314. Or in the neighbourhood?—No.

10315. In what state are the farmers in Godalming and that country?—The lands there are light sandy loams, they are rather rich lands, and let for what are high rents at this day.

10316. Are they in a state of distress?—No, they are much better off; in fact, generally speaking, the cultivators of light lands are better off than the cultivators of heavy.

10317. Did you get in your wheat particularly well last year?—Yes.

10318. What will your neighbours get; will they get 60 s. the quarter for their corn; you get 66 s., do you not?—About 66 s.

10319. Will the general price of wheat at Guildford and the neighbourhood average 60 s. a quarter?—I think the wheat grown last year will average about that price.

10320. Was it not a very abundant crop?—Upon the light lands, but not so upon the heavy lands.

10321. Take all the land throughout all the district, was not the crop of last year considerably more than an average crop?—Yes.

10322. And notwithstanding that, the price upon the whole would average near 60 s. in Guildford?—Yes.

10323. Do you recollect the wages that you paid in 1787?—It was either 14 d. or 16 d. a day, I do not recollect which, but think it was 16 d.

10324. Do you recollect the habit of your labourers at that time and what their diet was?—Yes.

10325. Their wages were nominally less than they are now; for all the articles they use, first of all, to begin with their clothing, does their clothing cost them more or less than it did in 1787?—The man's shoes cost him more, and his coat about the same, but the wife and children are clothed at less price than formerly.

10326. Does he pay more, taking it per head, than he did in 1787?—I should think less, because the wife and children are certainly clothed at less.

10327. As to the comforts of his cottage, his furniture and the little articles that he has in his cottage, are they more or less than formerly?—Much greater; they are better furnished, and the comforts are more numerous.

10328. As to the price of those articles, are they higher or lower?—They have a better description of furniture; I see in the district that the farmers and labourers give more for their furniture than they did in former days, but their bedding is better, and their furniture of every description.

10329. With regard to their diet, what used a labouring man to eat in 1787, who was receiving his 14 d. or 16 d.; compare their diet now with what it was in 1787?—They live better now.

10330. Do they eat more animal food than they used?—Yes.

10331. Do they eat more wheaten bread than they did?—Yes. At that time the labourers generally mixed either barley or rye with their wheat, which I sold them for grinding together for their bread; some had half barley, and some half rye; every man had some mixture with his wheat.

10332. And now there is no mixture?—They buy their flour at the mills. I see no mixture of either in their bread at this time.

10333. Do they eat more animal food, meat, than they did, and oftener in the week?—Yes.

10334. Do they eat meat every day?—The labourer himself does; I do not know so well what the families eat at home, but the labourer brings meat with him.

10335. Used they to do so in 1787?—No, they did not every day.

10336. What did they eat when they did not bring meat?—Cakes, a few raisins

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or currants mixed with their flour, was their very common dinner that they brought with them.

10337. Without any meat?—Yes.

10338. Now at dinner they eat meat?—Yes, almost universally.

10339. Not butcher's meat, bacon?—Bacon.

10340. As to drink, used he in 1787 always to have some beer in the course of the day?—No, I do not think he did, but more than at the present day.

10341. Has he now generally some beer in the course of the day?—It depends very much upon what they are employed about; their masters give them beer in hay-time and harvest, and in busy times.

10342. That they did in 1787?—They did.

10343. Do they do it as much now as they did in 1787?—I do myself, and I believe others do with respect to beer.

10344. As to the labourer's own dinner, when he brings it to his master's field, in addition to meat does he now ever bring a little beer?—No; I think it is very seldom they bring beer with them. I live in a situation where the beer-shops are near, and I believe they go and get beer with their dinner.

10345. They generally get some beer with their dinner?—Yes; they go to the beer-shops and get it.

10346. Do you think the labourers of 1787 as often got beer as they do now?—Yes; I think there is but little difference in that respect.

10347. On the whole, should you wish to convey to the Committee, that whether you regard their diet, their clothing, or the furniture in their houses, they are better off and more comfortably off than they were in 1787?—Yes.

10348. Throughout the district?—Throughout the district with which I am acquainted.

10349. And the wages that they then received ranged from 14*d.* to 16*d.* a day, and now they range from 1*s.* 9*d.* or 1*s.* 10*d.* to 2*s.* a day?—Yes.

10350. Does not the labourer wear a plush jacket?—No, a smock-frock and a woollen jacket underneath; their trowsers are often plush.

10351. Does not the woollen jacket cost a great deal less now than it did in 1787?—I should think not much.

10352. Is there not a great increase in the consumption of tea and coffee and sugar, compared with what there used to be?—Yes.

10353. Are coals dearer or cheaper than they were?—I believe at this moment they are cheaper than they ever were.

10354. Do they use much milk; have they the means of getting milk?—Yes.

10355. In addition to what you pay as weekly wages, what do you pay in what is called the harvest-month in that country in addition?—I give my own 1*l.* a week for the harvest-month; the task-men have whatever they can earn, but the regular and constant men I give 1*l.* a week to.

10356. You give 1*l.* a week?—Yes.

10357. You mean 1*l.* instead of the 12*s.*?—Yes.

10358. Supposing a labourer has a wife and two or three children of 12 or 14 years, can they earn a little in the harvest-month?—Yes.

10359. What do you think the earnings of a family of five persons might be taken at in the harvest-month?—The labourers so circumstanced may get from 35*s.* to 40*s.* a week during the harvest-month.

10360. You, having had this long experience, would say that any representation which should state that the labourers in Surrey and in the Weald of Sussex were *greatly* degraded in their condition now as compared with 1787, was a false representation?—Yes.

10361. Do many Irish labourers find their way down into your county in the harvest?—Very few.

10362. You are speaking now of labourers in employment?—Yes.

10363. In the old times that you have spoken of, were there not very few men out of employment, that is, very few men capable of work that could not find employment?—Very few indeed.

10364. The number of those has very much increased?—Yes, it has very much, owing, I conceive, to the increased population.

10365. And the condition of those not finding employment is, of course, very inferior to the condition of those who do find it?—There are no persons that are not employed, either by the parish officers or by individuals, in the district that I am speaking of.

10366. When

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10366. When they are employed by the parish officers can they earn their 10s. or 12s. a week?—I do not know what they do in other parishes; we pay a man who would earn 10s. or 12s. a week that sum, if it is necessary for the support of his family.

10367. Generally speaking, are the able-bodied labourers in the district that you speak of, whether employed by the farmers voluntarily or forced upon them by the parish, earning from 10s. to 12s. a week?—If they are able labourers.

10368. If a man is an industrious, able-bodied labourer, and has a good character, would he have any difficulty in finding employment?—No; those unemployed are men that, for some reason or other, are not approved of.

10369. Do you give the men that are not approved of the same wages as you would give the industrious labourers?—It depends upon their labour; if a labourer applies to the parish officers, and they give him employment, he receives according to his labour.

10370. What should you say with respect to the moral character of the labourer as comparing the present time with the early time of which you have been speaking?—I am afraid but little improved; I should think perhaps rather deteriorated than otherwise, which I attribute to young men living at their own houses instead of being kept in farm-houses; there are not so many young men kept in farm-houses as there used to be.

10371. You think that that was conducive to their moral conduct?—Yes.

10372. Did they dine at table with the farmer?—Occasionally, not frequently, not universally.

10373. That was some restraint upon their moral conduct?—Yes, and being obliged to be in at a certain hour, which he is not now.

10374. Is that practice gone?—Not entirely gone, but I think it is abated.

10375. Do very few live at the farmers' houses compared with the number that used to be?—Yes.

10376. Are you in the habit of binding parish apprentices?—No, none.

10377. Was it not then considered a degradation to a man to come to the parish at all?—Yes, more than it is now.

10378. Does that observation apply more to young men or to old men?—More to old men, I think.

10379. Has not that worn off entirely?—Not entirely; but a great many have had that feeling, and have suffered rather than apply to the parish.

10380. Have your beer-shops been injurious?—I think they have.

10381. At any period of your life were they in the habit of binding apprentices?—No; I think it was wearing off when I first engaged in business.

10382. Is the Committee to understand that you think there is not too large a population for the work to be done in those parishes that you speak of?—I think there is; it is by compulsion; they employ them all in many parishes under the effect of the labour-rate.

10383. You think there would not be employment unless it was forced for all the labourers that there are in those parishes?—No.

10384. Have you been employed in valuing tithe?—I have in some instances.

10385. Have you had extensive experience?—No, not much.

10386. Have you been employed recently in valuing tithe?—I have in some few cases been employed recently.

10387. Upon land of the best quality, what proportion does the great tithe of the rector bear to the rent; take a rent of 40s., and land of the very best quality, what would you value the tithe at?—About a sixth, reckoning half arable and half meadow land.

10388. What would you value the great tithes?—Corn-tithes at one-fifth; I am speaking of land of the best quality.

10389. Putting that land at 40s. an acre rent, what would you fix as the sum for the great tithe per acre?—It would depend very much upon the amount of poor's-rate in the parish; if you speak of it as a general thing, it is difficult to answer, because the parishes vary so much with respect to the poor-rate.

10390. Wherever the tithes are compounded for, the parson is exempt from poor-rate?—Yes, he is.

10391. In valuing the amount of composition he must receive for the great tithe, if the poor-rates were high, you would carry that sum to account?—Yes.

10392. And therefore the proportion to the clergyman would vary, in your estimation, with the poor-rate?—Yes.

10393. What

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10393. What would you say was the average of the poor-rate throughout this district of which you are speaking, upon the 40 s. an acre land; how much would the poor-rate be per acre?—That is a very difficult question to answer, and a difficult proportion to ascertain. I should think if you were to take the average, it would be perhaps about 7 s. an acre on the 40 s. an acre land.

10394. Then upon 40 s. an acre land there would be 14 s. poor-rate; taking that as poor-rate, what would you put the tithe at, the rent being 40 s. and the poor-rate 14 s.?—I should think about 6 s. an acre.

10395. Between a sixth and a seventh?—Yes; I still allude to the great tithe; 6 s. would be rather a high than a low average in the district of which I am speaking.

10396. As land descends in quality, if you come to land of 25 s. an acre rent, and the poor-rate bearing the same proportion, which you put at 7 s. in the pound, the rent being 25 s., and the poor-rate upon it 10 s. 6 d., what would you put the great tithe at?—The only difference is with respect to the quality of the land, whether it is chiefly arable or partly pasture and meadow; 40 s. an acre upon meadow does not carry so high a tithe of course as it does upon arable.

10397. Confine yourself to arable of 25 s. an acre, with a poor-rate of 10 s. 6 d. upon it; what would you put for tithe?—That would be 4 s. or 4 s. 6 d.

10398. In what proportion is that?—About the same as the other.

10399. The labour upon 25 s. an acre would be much greater than the labour upon the 40 s. an acre land, would it not?—No.

10400. Is not the cost of cultivating inferior soils greater than the cost of cultivating the superior?—No, I think not, if it is a light soil.

10401. Consider the difference of the cost of labour upon the stiff clay land in the Weald of Sussex, per acre, and the cost of cultivating the light convertible turnip-land of which you have been speaking; is not the labour upon the stiff clay land much greater than the labour upon the light convertible turnip-land?—I think the cultivation of the inferior light soils does not cost more than the superior; the land that will carry 40 s. an acre rent does not cost less to cultivate than the 25 s. land; but of course heavy land of any quality must cost more.

10402. As the clergyman has the same proportion upon the inferior as upon the superior, if the inferior requires more labour than the superior, the clergyman has all the advantage of that greater labour not being carried into account?—Yes.

10403. Should you think it right to give him the same proportion?—Yes.

10404. Do you think rent taken into consideration together with the quality of the soil is a fair basis of fixing the valuation of the clergyman's claim to great tithe?—The mode in which I have always valued the tithe has been, taking this ground, that the clergyman's estate is a tenth part of the produce, and whatever he can make by collecting it in kind, I think is the fair composition for the tithe; that all expenses attendant upon the collection should be borne by him; whatever he can bring to the market is the value of his tithe; and that the tenant should have all the advantages of putting it into his own barn and taking it to market in his own way instead of the rector doing it.

10405. What would you put that difference in the cost of collection; what would you deduct from the clergyman?—It must depend very much on the extent of the parish, and the accommodation he has to collect his tithe in kind; that is the principle upon which I have always valued tithe.

10406. You have reckoned the distance for which he has had to draw it, and the roads and buildings and so on which afford facility in collecting tithes?—Yes.

10407. Those circumstances introducing great variety in the calculation, what should you say was the per-centage in a large district to be deducted, taking that basis?—In many parishes it amounts to a very great per-centage indeed; it varies in almost every parish.

10408. What is the maximum that you have deducted and the minimum; between what per-centage does it range?—I should think from 15 to 25 per cent.; it ranges between the two.

10409. Never less than 15 and seldom more than 25?—Yes, and there is a difference between the value of corn; the corn that the clergyman collects is not worth so much as that which the farmer puts into his barn.

10410. There is not so much care taken with the clergyman's corn?—No, there cannot be.

10411. Would the value of the straw be a guide?—The value of straw is charged in the account.

10412. After

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10412. After making the deductions for the tithe-owner, have you generally found that that composition would be entered into by the land occupiers?—Yes, unless there has been, as I have known in some instances, previous quarrelling between the parties; in all other cases, I think the occupiers are generally ready to come into the composition.

10413. Varying the deduction from 15 to 25 per cent. upon the actual value, you have generally succeeded in making the composition?—Yes.

10414. Supposing this land were properly drained, in that case all the labourers in those parishes would find employment, would they not?—I think they would; in the first place, in draining the land, and in the next place, in the increased produce of it; the draining would so much increase the produce.

10415. If the landlord was to improve his land by draining, would not the additional rent which he obtained recompense him for his labour?—Yes, it would.

10416. At the present price of corn?—At the present price of corn.

10417. How are the agricultural parishes rated to the poor; at two-thirds or three-fourths?—It varies from two-thirds to three-fourths; very few are rated at rack-rent.

10418. What objection would there be to compelling parishes to be rated at rack-rent?—None whatever; I think under the labour-rate it would be the fairest thing.

10419. Would it be objected to?—Yes; there is a fear of it, as regards a property-tax, or any tax of that kind.

10420. Though you think the objection not well founded, you know that there is a general objection to it?—Yes.

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10421. YOU reside in Worcestershire?—Yes.

10422. In what part of the county?—On the southern extremity.

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10423. Adjoining Warwickshire?—No, adjoining Gloucestershire, the parish of Red Marley.

10424. Near what town?—Not near to the county town; we are 19 miles from Worcester; we are nearest to Gloucester; Gloucester is our post-town.

10425. How far from Gloucester are you?—Ten miles and a half.

10426. Are you an occupier of land?—Yes.

10427. To a considerable extent?—645 acres.

10428. Are you a land valuer?—No.

10429. Is the whole of that land which you occupy rented by you, or is any portion your own?—The whole rented.

10430. You are not an owner of land?—Not at all.

10431. Are you employed as an agent?—No, I am nothing but a practical farmer.

10432. How long have you occupied your present farm?—Twenty-two years I have been residing in the same situation.

10433. Have you continued to occupy the same farm 22 years?—Yes; I had not so much land when I began as I have now.

10434. Have you extended your concern?—Yes.

10435. Lately?—Not very lately to any extent.

10436. When was the period of the last additional quantity of land that you took?—The last additional quantity to any amount was taken in 1816; I extended it considerably then; I began with a very little at first, and up to 1816, as my landlord bought land, he put it to me.

10437. Are you in a condition to speak to the state of other farms and tracts of land in your own neighbourhood?—Yes, I think I am.

10438. In your own case, what abatement of rent has been made to you since the end of the war, since 1816, since you last extended your concern?—I am renting one estate by a corn-rent, and therefore it varies with the price of corn; I do not rent all the land of one landlord.

10439. Have you two landlords?—Yes.

10440. When did you enter in the corn-rent with one of them?—In 1820.

10441. And your rent has varied every year, according to the price of grain?—It has not altered every year; we never alter the rent unless there is 1 s. a bushel advance or fall.

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10442. Have you ever known so small an alteration to take place in any five years as in the last five years?—Never; there was one year I paid more rent.

10443. The last five years have been on the whole very much without alteration?—Prices got up one year for a little time.

10444. Every variation less than 1 s. a bushel was not to operate upon your rent?—No.

10445. And in the last five years there has been only one variation of your rent under that agreement?—No, there has not.

10446. Until the last five years, did your rent vary almost annually, from 1820 to 1828?—No, not annually; it did two or three times.

10447. There has been nothing like the period of the last five years in the regularity of the prices?—No.

10448. Does this corn-rent work satisfactorily to you and your landlord; does it to you?—Not exactly so; it is not an equivalent to the reduction in price of produce.

10449. Is it a lease?—No lease, it runs on from year to year.

10450. And you may put an end to it at any time, may you not?—At six months' notice; the reduction of rent is not equal to the reduction of price.

10451. But if it was very unsatisfactory to you or to your landlord it would have terminated before now?—Of course it would.

10452. What market do you take the average by?—Gloucester.

10453. How is the average price of Gloucester market ascertained under your agreement?—By going to the inspector of the corn return; but we never had occasion to do that; my landlord has always been satisfied with my own account as to the average.

10454. Is it compounded of the three grains, wheat, barley and oats?—No, all of wheat; three-fourths of the land is arable.

10455. Speaking of your own estate, which you do not occupy under corn-rent, what reduction has been made to you since the war?—I have had two reductions; I had a considerable reduction in the year 1816.

10456. When did you begin to occupy this estate?—In the year 1811.

10457. And you continued at the rent at which you took it in 1811 up to 1816?—I am not certain whether in 1816 or 1817 I had the first reduction.

10458. What was the per-centage of that reduction?—I had a considerable reduction on that part of the estate I reside upon, full 25 per cent.

10459. That is upon the land which you undertook to rent in 1811?—Yes; it was the second year after corn went down; it was 1816 or 1817.

10460. How long did you continue to occupy at that rent reduced 25 per cent.?—Till 1823, when I had a reduction of 10 per cent. in addition.

10461. You had a reduction of 25 per cent. upon your rent of 1811 in 1816 or 1817, then of 10 per cent., that you got in 1823; was it 10 per cent. upon the rent of 1817, or 10 per cent. upon the old rent of 1811?—Ten per cent. upon the rent of 1817.

10462. That is somewhere about 40 per cent. upon that rent of 1811?—Yes. I ought to explain how I came to have so great a reduction in rent. This estate was bought at a great price, and the rent was put up at that time. I felt very anxious to get an estate. I had to fight my way, being left without a father to direct me. Thinking myself more clever than others, I thought I would work my way upon this estate; and that is the way I came to take the land at so great a rent.

10463. Did you pay only the times rent in 1811, or was it a very high taking at that time?—A very high taking; an unprecedented taking.

10464. What is the quality of the soil?—It varies very much; it was some clay and some sand.

10465. Some mixed quality of clay or sand?—Some sand and some clay; and I have some mixed soil, sort of loam.

10466. How much wheat will your clay land bear, in average seasons, an acre?—I should think the clay land would produce about 21 bushels to the acre on an average crop.

10467. Will your sand bear wheat?—It will.

10468. In average seasons what will it bear?—Where it is in good cultivation it will bear quite as much as the wet land; our wet land is not of the best quality.

10469. How much would it bear?—Quite as much as the wet land.

10470. How

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10470. How much would it bear in the average year?—I should think our best land, where in good cultivation, about 25 bushels.

10471. What did you take this land at in 1811?—Fifty shillings per acre.

10472. What did you take it for over head?—Because my landlord told me he had another person in the house waiting my answer.

10473. What tithe?—Rectorial tithe.

10474. What was the poor-rate for the acre?—The poor-rate has not varied much; I think the poor-rate was about 4s. 6d. to the acre, as far as I can recollect.

10475. For this land that you took in 1811 you are paying about 28s. an acre?—Yes, thereabouts.

10476. What is the poor-rate?—Our poor-rate varies very little from what it was then.

10477. It is not much increased?—No, our poor-rate is not increased per acre from what it was then.

10478. Is the tithe drawn in kind, or is it compounded for?—It is compounded for.

10479. Was it compounded for in 1811?—Yes.

10480. What did the parson get an acre then?—I paid my first year's tithe to my predecessor. The clergyman had not given him notice, and he compelled me to pay the first year's tithe to him.

10481. Upon the 50s. an acre what did you pay for tithe?—The farm that I had was 166 acres, and I paid my predecessor only 25l.; and the clergyman rose me up to 48l. as soon as I had got possession.

10482. Taking your land at 50s. an acre rent, what was your tithe an acre in 1811 and 1812, when you first entered, leaving out the first year?—Nearly 6s. an acre.

10483. Now that you pay about 28s. an acre rent, what do you pay for tithe?—Five shillings per acre upon the gross admeasurement, exclusive of rates.

10484. Then the proportion of tithe to rent is now much greater than it was when you first entered upon that farm; a great deal greater, one-third more?—That is what I pay.

10485. Then the clergyman gets a much larger proportion than he did when you first entered?—That is the exact proportion he gets.

10486. Then you have gone on since 1823 without any reduction?—Nothing more than what I have stated.

10487. What is the condition of farmers in your neighbourhood; is their condition very similar to your own, with regard to the rents they pay, and in proportion to the prices; have they had generally as much reduction as you have had?—No. I do not know any land that was let at the same money in our neighbourhood.

10488. Divesting yourself as far as you can of the feeling with respect to your own concern, should you say that the farmers generally throughout the district of which you speak have received much the same treatment as you have received from your landlord in reduction of rent?—No; they never have paid the enormous rent that I did when first I went there.

10489. Considering the difference which you mention of the rent at which you entered, as compared with the rent at which they were then farming, should you say that they have their rents now about as cheap as you have yours?—Yes; we are all renting our lands much upon a par in the neighbourhood, according to the different lands; our neighbourhood varies very much as to quality; we have some very bad and some very good.

10490. You have received 40 per cent. reduction upon your rent of 1811; your rent was higher than the average rent of your neighbours, it is now upon a par; the reduction has been pretty general?—The rents are reduced throughout the neighbourhood.

10491. But your farm is not cheaper now than your neighbours'?—No, I do not conceive that it is.

10492. You have a strong feeling of a tenant, but should you say that landlords must reduce their rents still more if the present prices continue?—I think it must depend a great deal upon the descriptions of land; some lands are a great deal more oppressed than others.

10493. Which are the lands that you think most oppressed by the present prices?—The heavy tenacious wet soils.

10494. As regards those lands, if they are let low enough, they can continue to

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be cultivated, can they not?—Not at a very low price of corn; the expense of labour is very great upon this description of land, and more than adequate to the produce.

10495. Have your poor-rates risen?—I think they are much upon a par with former periods.

10496. What were they then in the pound, and what are they now upon your 28 s. an acre rent?—About 3 s. 9 d. in the pound, or thereabout.

10497. And they have never been above 4 s. in the pound?—Not more than one or two years.

10498. What do your cold wet lands let for?—About 17 s. or 18 s. an acre; they vary much.

10499. Was your poor-rate collected upon your large nominal rent in the parish?—No; I paid in the same ratio as the rest of the parish did, I mean upon the average valuation according to the assessment.

10500. Lately the rents have been reduced, and the 3 s. 9 d. is now only collected upon the rents, whereas in the war it was 3 s. 9 d. upon the higher rents?—Our rates are much the same per acre as they were.

10501. Therefore is the money collected in the parish nominally much the same as it was when you first went there?—It is; it does not vary but very little.

10502. To continue to cultivate your farm, even under this reduction, have you been compelled to reduce your habits of expense as compared with your habits of expense when you first began farming?—My habits of expense are much the same as when I began; I never had very expensive habits.

10503. As regards yourself and your labourers, have they been compelled lately to reduce their expenditure?—Some of them have; on inferior heavy soils they have been much distressed.

10504. Does not less money go further now for all the comforts and conveniences of life?—We have *necessaries* all of us, but the country, generally speaking, is in a very distressed state, and a great portion of the rents have been paid from different sources, to my certain knowledge, and not paid from the produce of the land.

10505. But the reduction of rent has been large?—The decrease in the price of produce has been still larger.

10506. But still you say that your rents are not lower than your neighbours'?—No, I do not believe that they are lower; I think we are much upon a par.

10507. Have you made your rent fairly from your land?—No, I have not done that upon the average; many years I have lost a great deal of money. I took a considerable sum of money into my business.

10508. It has been a losing occupation?—Yes; with many others besides myself to a very great extent.

10509. Do you cultivate fruit?—Not to any great extent.

10510. Not so as to make it an object?—No; our labourers have most that we grow.

10511. What is the proportion of orchard you have in 640 acres?—We have a great deal of what we call straggling fruit, hardly a field without a tree or two; I have about eight acres of regular orchard.

10512. What is the condition of the labourers in your part of the country?—Where there is employment I conceive they are very well off.

10513. What wages did you pay when you first commenced in 1811 as weekly wages to the able-bodied men on your farm?—In looking over my accounts, I see that I paid only 1 s. a week more to the men than I do now. The highest difference that I see, in looking over the whole of my accounts paid to my labourers, is 3 s. a week to any one of them.

10514. What do you pay now to your labourers?—We vary very much in the pay; our wages are 9 s. a week and drink.

10515. The average wages in 1811 were not above 10 s. a week?—Those were the wages we paid them.

10516. Considering the price of articles of food and clothing in 1811, and considering the price of articles of food and clothing at the present time, are not the 9 s. a week much better to the labourer than 10 s. were then?—Decidedly so.

10517. Is he more comfortable than he was?—A great deal; where he is employed, I say that he is considerably better off.

10518. There being no increase in the poor-rate, there cannot be much deficiency in the demand for employment?—They are better off in the parish where I reside than they are generally.

10519. If

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10519. If the poor-rate has not increased, there cannot be much difficulty in finding employment?—We have not had many out of employment this year.

10520. Do they live better than they did?—Yes.

10521. In what respect; do they eat more meat than they used?—Yes, they do.

10522. Do they eat meat every day?—I cannot say for that; there are very few labourers but what kill a good pig, and consume it.

10523. Do they sell it?—No, they do not; they consume it in their family.

10524. Do they eat wheaten bread?—Yes, the best; and it is difficult to get it good enough for them.

10525. What do they drink?—Three quarts a day (beer last year and cider this), in addition to the 9s. When I say 9s., that is what we call our regular weekly wages for common work, but a great many of our labourers get more.

10526. Are they clothed as well as they were in 1811?—A deal finer.

10527. Are the cottages as comfortable and as well furnished as they were?—Better.

10528. Then you would say that the labourer, generally speaking, was better off now than you ever knew him?—Those that are employed.

10529. Are those that are not employed more numerous than they were in 1811?—Yes, they are more numerous, because in 1811 they were all employed.

10530. Has not that had the effect of increasing the poor-rate?—No; our parish is much better managed than it was.

10531. What is the mode of your management?—We have a workhouse, and keep a master and matron.

10532. Is your general mode of giving relief by sending to the workhouse?—Yes, except in the case of deserving persons with large families; we do not wish to force persons into the workhouse, unless we know them to be idle and undeserving persons.

10533. An idle able-bodied man you would refuse to relieve at his house?—Yes.

10534. Have you a select vestry?—We have not.

10535. Have you a paid overseer?—Yes.

10536. Are you under Mr. Sturges Bourne's Act?—No.

10537. The condition of the labourers in your parish under this system, you would have the Committee to understand, has improved?—Yes.

10538. Can any good labourer, who is a decent well-conducted man, always get employment?—Not always; they may at this season of the year; but we had several in the winter that we were obliged to put on the roads.

10539. What is the population of your parish?—About 1,000.

10540. Have you applied the labour-rate at all to your parish?—Never.

10541. Have you sold your crop of last year?—I cannot say but I have some left.

10542. What does your wheat average this year?—I do not know; I have not thrashed it all.

10543. What does it average?—I cannot say.

10544. Do not you keep an account, as a farmer, of your produce?—Yes; but I am not prepared to answer that question, because I have not thrashed the whole; we do not fetch it out of one field, we perhaps go into half a dozen fields to collect a rick of wheat.

10545. Taking the whole, how much will your wheat average?—I cannot tell; but several of my neighbours could answer that question, as many rickyards have long since been fallow, and not only individuals, but I know a whole parish, of 1,800 or 2,000 acres, chiefly arable, that has not a corn-rick of any description.

10546. Have you sold your wool?—No; my time is not come; I never sell till Ross fair.

10547. What is the price which you are looking for?—We have looked forward to an improvement in price; I do not know whether we shall be disappointed.

10548. What price do you sell at?—We sell our wool 13 lb. to the stone.

10549. You will not take 14s. to the stone?—I hope not.

10550. Is your's long wool?—Yes; we keep Leicester sheep.

10551. How many pounds to the fleece?—Three fleece to the stone; our fleeces are not very heavy; we stock them pretty thick where we can.

10552. You pay your rent to one of your landlords by the corn; what is the average of your wheat in the Gloucester market upon which you are to pay your rent?—I think wheat on the average would be about 6s. 6d. the bushel.

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10553. That will be 52 s. the quarter?—Yes. I have not taken the average on my own crop, but that will be near the average, I am confident, because we have had a good deal sold at 6 s. 3 d., and some at 6 s. 9 d.

10554. Is the average price about 52 s. the quarter?—Yes.

10555. What will be the average price of your own barley?—I do not know; the price of mine has varied very much.

10556. Was there not a great deal spoiled in the last year?—About a third of the crop I should think with us.

10557. The price of barley has been unsteady, has it not?—Yes.

10558. What will be the average price of oats?—I should think about 20 s. a quarter would be the average.

10559. Have you much to do with grazing; is not your farm principally arable?—Yes, I have not much to do with grazing.

10560. What is the price of meat in the Gloucester market in the average; first of beef?—I think the average will not be out 5 $\frac{1}{2}$ d.

10561. Sinking the offal?—Yes.

10562. What is the price for mutton?—The price of mutton has varied considerably.

10563. Is it about 6 d.?—Not now.

10564. Will it average 6 d.?—Probably it may, taking the year together, but it will be the very extremity of it.

10565. When a farm is out of lease, and another lease is to be made in your neighbourhood in Worcestershire and Gloucestershire, are there few competitors for it, and has the landlord difficulty in letting land?—It depends a great deal upon the farm; what kind of farm, and in what condition it is.

10566. Do you know of any farm without a tenant?—Yes, I know two, where the landlords have been obliged to take to them at Candlemas last.

10567. What was the soil of those farms?—Strong, wet land; I know another farm which has been offered; the tenant's time is not up till Michaelmas.

10568. When was the last reduction in this farm which you know the landlord has been forced to take to?—I do not know when the last reduction was, but I know that it has been offered at a great reduction.

10569. What is the quality of that land?—Strong clay land.

10570. That is the land which is most difficult of cultivation, and is most expensive?—Yes, particularly when it gets out of condition.

10571. What have they been offered at?—At a reduction of full 20 per cent.

10572. What will this land which is now unoccupied produce in ordinary seasons?—I can only tell what one landlord told a friend of mine; he is a farmer himself, but he let out his estate, and he is now taking to it since Candlemas; he said that it would take three or four years to bring it into a proper state of cultivation, and that he was sure that the off-going crop which the tenant had left standing would not exceed five bushels per acre.

10573. Is there a great deal of that system of scourging the land, is it becoming more general?—It is, and a great many rents have been paid by that system.

10574. Is the soil less productive than it was; do you think the gross produce is less than it used to be?—Yes, I should think a great deal; where it has been over-cropped in that way, two or three years generally settles the concern.

10575. Has that forcing the land been very general in your neighbourhood?—Yes; I know a great deal that is very much deteriorated.

10576. From the necessity of the tenant?—Yes; where he has not had other resources to fly to, he has been compelled to it.

10577. Is that the case even where the landlord has reduced the rent?—In many cases where the rents have been reduced the farmers have adopted that cultivation.

10578. They have scourged it?—Yes; forced it to a great extent.

10579. Is that the case with all those lands that are now out of cultivation?—It is.

10580. That will account for some of those lands not finding a tenant; they are so scourged that farmers are unwilling to take them?—Yes; if a person had them for two or three years rent-free they would not realize a profit.

10581. You live upon the border of Herefordshire?—We do not touch upon Herefordshire; Gloucester we are bounded by.

10582. When the lands are offered for sale, and when the rents have been reduced to the extent which you say is pretty general, if the estate be not of an inferior soil, if there be an average mixture of soil, is it an unsaleable article?—

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There has been only one estate of any magnitude offered in our neighbourhood lately.

10583. Has there been no competition for it?—It consists of 550 acres; it is an adjoining farm to me; there was not one single bidder for it.

10584. What soil is it?—All sand.

10585. Of the same quality as your sand, that will grow wheat?—Yes; only in rather different condition.

10586. Is it higher rented than your's, or about the same?—Two years ago a tenant took 400 acres of it at 1*l.* an acre; the greatest proportion is tithe-free; and the second year the estate is let to the tenant, with other advantages to induce him to take it, at 30*s.*; he is to give that in future. There was not a single offer for it when it was put up to auction.

10587. Cannot 30*l.* an acre be got for it?—I do not know what can be got for it, because not a single person made a bidding; it was offered at the King's Head in Gloucester by public auction; it was intended for an auction.

10588. Has there been much land advertised in the Gloucester and Worcester papers lately?—There have been several lots advertised, but not in my neighbourhood that I can speak to.

10589. You talk of sand land; is it the same kind of sand as the land of Herefordshire?—Very much the same, but not of so strong and good quality.

10590. Is it reddish?—Yes.

10591. You have spoken of a corn-rent; do you give any preference to corn-rent?—I did. At the time that was made it was when corn went down in price, and the landlord did not wish to part with me. I had got the estate in good cultivation, and he did not like to submit to the rent that the land would then make, and we came to this agreement, on which we have acted ever since.

10592. Have you found it work fairly?—Pretty much so; but the reduction is not equal to the general reduction in the price of produce.

10593. No great gains have been made by it?—No.

10594. No great losses have been sustained upon the corn-rent?—Not very serious.

10595. The last four or five years have been unfavourable to the corn-rent; they have been high prices and short crops?—One year has been very unfavourable. When I paid an increase of rent I told my landlord that if I had not had elsewhere to go I could not have paid it.

10596. Have the county-rates increased with you?—Yes, the county-rates have been very heavy.

10597. Can you inform the Committee how much they have risen within the last eight or ten years?—No, I cannot.

10598. Has the county-rate risen 10, 15 or 20 per cent?—Our county-rates vary so much that I cannot speak to them.

10599. Do you remember when the expenses of all prosecutions and sessions and assizes were thrown upon the county-rate, about four or five years ago?—No, I do not know of it.

10600. Had you any riots in Worcestershire?—No, we had nothing serious, only a little machine breaking and something of that sort.

10601. Are your highway-rates increased or not?—Our highway-rates are very serious, not increased, for we had three indictments upon our parish.

10602. Were your roads very bad?—They were bad.

10603. What is the prospect of the present crop; is it good in your part of the country?—No, not good at all, not an average crop.

10604. Of wheat only?—Our spring corn is the worst, but the wheat is not good with us, generally speaking.

10605. Is there a good prospect of turnips?—We cannot tell yet.

10606. Do you consider that you now pay a reasonable tithe?—It is not out of the way.

10607. Should you object to having it made permanent; supposing the land was your own property, and it was proposed to make perpetual that which you are now paying, how should you be satisfied with that?—I should not object to it; I consider that the tithes now are tolerably fair to both parties.

10608. Do you think the clergyman would be satisfied with it?—I think he would.

10609. What proportion does it bear to that which you would give sooner than have

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have it taken up in kind?—I am paying as much as I would pay; I would not pay more than I do now.

10610. If he was to threaten to take it up, you would let him?—Yes, sooner than submit to an advance.

10611. Are you in the habit of allowing any land to your poor?—Most of our poor have with their cottages small pieces of land, from a quarter of an acre to three quarters of an acre.

10612. Do any of them keep a cow?—No.

10613. Are you in the habit of allowing any other land to them to grow potatoes upon?—Not generally; they have most of them a quarter of an acre, and half an acre, and three-fourths of an acre with their cottage.

10614. What may be the rent paid for the cottage?—The average sum I should say would be 3*l.* 15*s.* or 4*l.* the best cottages.

10615. With about three-fourths of an acre of ground?—I should think they would average half an acre of ground with their cottages.

10616. Are the poor able to pay that?—Yes; we very seldom pay rents, it is a thing we set our faces decidedly against.

10617. Have you any further statement to make with respect to the condition of the land?—I have a small document, taken from the prices when my brother was a minor, showing the relative prices then and now upon the same farm which he now occupies.

[*The Witness delivered in the same, which was read, as follows:*]

AN ACCOUNT of the EXPENDITURE in CULTIVATING a FARM in the Occupation of Mr. Richard Stallard, in the Parish of Powick, in the County of Worcester.

1789, 1790, 1791:	£. s. d.		£. s. d.	1832:	£. s. d.
1789, Labour -	155 15 3	} average	160 18 10	1832, labour -	296 9 1
1790, ditto -	165 6 4				
1791, ditto -	161 15 -				
1789, tradesmen's bills -	25 11 1	} average	35 19 8	Ditto, tradesmen's bills -	59 6 6
1790, ditto -	50 12 2				
1791, ditto -	31 15 9				
1789, 1790, 1791, poor's-rates	- - -	} average	11 7 -	Ditto, poor's-rates -	46 7 -
Ditto, ditto, ditto, tithe	- - -			Ditto, tithe -	65 - -
			£. 238 5 6		£. 467 2 7
The average of wheat in 1789, 1790 and 1791, per bag	1 1 8 ½		£. s. d.	The average of wheat	1 2 6
Ditto - - beans	- 13 6			Ditto - of beans	- 14 -
Ditto - - cheese	1 9 -			Ditto - of cheese	- 6 -
Ditto - - butter	- - 8 ¾			Ditto - of butter	- 11 -

This farm consists of about 275 acres of land of very middling quality; the tillage is a strong clay, the pasture dairy land.

10618. In those outgoings rent is not specified?—No, it is not.

10619. Can you add to it the rent of the antecedent period and the rent of the present time?—I do not know what the rent was then; I did not ask the rent.

10620. Since your last reduction in 1823, taking the whole series of years from 1822 to the present time, has your capital diminished?—It has, and in many other cases to a greater extent than mine.

10621. If it be not an unfair question, to what extent per-centage, supposing your capital were 5,000*l.*; taking that as your capital, how much has your capital diminished since 1822?—I had an offer in October 1825 for my stock by a person who had some idea of taking up farming, (to step into my shoes) and I believe if I was to have a sale this week I could not make that sum by 1,000*l.*

10622. What is that per-centage; 15 per cent.?—I believe that would be as near it as possible. I know that a great many have done worse than myself; that from my own immediate connexion with several agriculturalists round the neighbourhood

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bourhood, I know that they have done a great deal worse; I could enumerate eight or ten who have, within the last seven or eight years, paid from 800 *l.* up to 1,600 *l.* rent from other sources than the produce of their estates.

10623. Was it owing to the reduction of rent being too long postponed by the landlord after prices had fallen?—Where there has been a reduction, I think it took place in the year 1823 generally.

10624. On the whole, have the tenants met the difficulties of the times by prudent diminution of their own expenditure and that of their families. The war led to expensive habits; the habits of the farmer were changed from the old English habits of farmers before the high prices of the war, and the habits of expense became common among them, which were before unknown; have they returned to the old English habits of frugality and diminished expense?—The expenses have diminished; but I cannot say that they have returned to the former habits of farmers, because they would not have kept their *grade* in society. Their labourers have taken their places in the habits of dress; the thing has changed, and education has become a general thing; the poor are all educated; but we have very great difficulty in educating our children; but if we do not educate them we cannot keep our rank in society.

10625. Do farmers in general keep as many hunters as they did?—They never did, except some young men (about us), but not others.

10626. They did during the war, did they not?—Very few hunt about us.

10627. Breeding hunters cost a great deal of money to the farmer, did it not?—I know some that have turned it to a very good account.

10628. The Committee were told that a great change had taken place; that the farmers heretofore were practical men, who themselves could perform all the operations of husbandry requiring skill and industry, but that now the farmers have ceased to do work themselves?—I think there is not a thing that I could not perform, if I were compelled, in the way of farming.

10629. Do you make any cheese in your county?—Yes.

10630. Is it the practice now for the farmers' daughters to make the cheese themselves?—Some. The nearest neighbours that I have are the most industrious creatures that can be; they do not keep a female servant; they milk about 20 cows; they do everything, with the exception of having a charwoman now and then to help them to rub and scrub.

10631. Is that generally the case?—No; our county is not a dairy county, but yet we have dairies of 20 cows.

10632. Is it the habit for the daughters of farmers to attend as much to those domestic concerns as they did formerly?—To domestic concerns, but not to the dairy.

10633. Is there any tract of land of the inferior soil that has now gone out of cultivation and returned to pasture?—I myself have thrown some down; I have thrown 12 acres down, which I will never plough up again, unless I see the prices better, and I shall throw nine acres more down, and I will never put a plough in it again as long as the present prices continue, for any man of calculation must find that all strong soils, where they are of inferior quality, will not meet the expenses with the present prices.

10634. But there is no considerable tract of land that has gone out of cultivation?—No; there is a great deal of land that I know that now wants tenants.

10635. Is that land generally worse cultivated, although not thrown out of cultivation?—Decidedly worse.

10636. And the general produce of the land has very much diminished?—Yes, I know it to be the case.

10637. The produce has much diminished in the last ten years?—It has upon the clay soils to a great extent.

Sabbati, 29^o die Junii, 1833.

THE RIGHT HON. SIR JAMES GRAHAM, BART.

IN THE CHAIR.

Richard More O'Ferrall, Esq., M.P., a Member of the Committee; Examined.

*R. M. O'Ferrall,
Esq. M.P.*

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10638. YOU are Member for the county of Kildare?—Yes.

10639. Do you reside in that county?—Yes.

10640. Are you acquainted with the agriculture of any of the surrounding counties?—Yes, with four or five of the surrounding counties.

10641. Generally speaking, you are acquainted with the agriculture of the province of Leinster?—Yes.

10642. Will you state to the Committee whether in your opinion the improved culture of those counties is progressive or stationary at the present moment in the province of Leinster generally?—I think a better system of agriculture is gradually introducing itself into all the counties lying on the eastern coast, and gradually extending to the inland counties.

10643. Has that impulse to improved culture been given by the growing demand of the English market?—Yes, I think of late years a great improvement has taken place in the culture of corn and in the quality of cattle, that a greater quantity is produced on the same number of acres than was produced 15 or 20 years ago.

10644. Does that observation apply to the province of Leinster generally?—Principally to the counties lying on the sea-coast; but I think it applies generally pretty nearly over the whole of Leinster, except in those parts where the population has increased to such an extent that the land is scarcely able to support it.

10645. Is the quantity of wheat sown annually increasing?—It is spreading in Longford, a county that produced little or no wheat.

10646. Is the improved quality shown by the greater weight of the corn itself in average seasons?—There is greater weight of corn, the quality is improved; the same bulk of grain will produce a greater quantity of flour now than it did formerly; that I attribute to an improved seed, which is every year introduced into the interior of the country.

10647. Upon the best land in the province of Leinster where wheat is grown what is the rotation now?—That differs very much, according to the extent of land; if the farm is held by a person of intelligence and capital, the cropping is quite different from that practised by the lower class of farmers; the lower class of farmers generally sow oats from lea; he then manures for potatoes or fallows, and after potatoes or fallow he sows wheat, after wheat he takes a crop of oats, and then, if he is a little more intelligent than the others, he sows clover and hay-seed; in some instances the land is left to come to grass itself. The better class of farmers adopt pretty nearly the same course, with the exception that they do not take two white crops running; on some farms that I am acquainted with the four-course system has been adopted, and on inferior lands, with good management under that system, they have produced larger crops than on the best lands under the old system.

10648. Has experience of the good effect of better management led to its more general introduction?—I think good management is gradually extending in the counties of Kildare and Meath, the greater part of Louth, Carlow, Wexford, King's County and Wicklow. Most resident landlords have Scotch stewards, and their improved system, where it succeeds, is gradually followed by the tenantry around them. In the King's County, about 20 years ago, a Scotch family took large farms of superior land, and introduced the Scotch system of farming; the improved agriculture is observable in the neighbourhood for several miles round their residence.

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10649. Is the Scotch system of ploughing with the iron plough and a pair of horses, and the single horse carts, in use?—Yes; the ploughing has improved in Ireland perhaps more than anything else. I remember when they used a large wooden plough which did not cost more than 10s. or at most 15s., which required four horses to draw it, and sometimes two or three men to attend it. That plough has been entirely laid aside: they adopted at first the Scotch wooden plough, and they have now adopted the iron plough, generally drawn by two horses. The system of sowing potatoes in drill has almost entirely superseded the system of lazy bed; by sowing the potato in drill, less seed and less manure is required, a greater bulk of crop is produced, and the land is in a much better state to receive wheat than it was when managed under the lazy-bed system. The improvement in carts and drays drawn by one horse is still more remarkable: the load of the old Irish car was computed at $4\frac{1}{2}$ cwt.; the load of the improved cart or dray for one horse is one ton, and on a good road 25 cwt.

10650. The old wooden plough only scratched the surface of the ground, and the iron plough turns up the ground?—Just so. I attribute much of the increased production in Ireland to this improvement: the old system of cultivation was so imperfect, that the good of the land could never be extracted in a single crop; by the improved implements of husbandry, by ploughing deep and turning up the soil, it is made to produce much more than formerly.

10651. In your opinion, the good effect produced by the better management is leading to the diffusion of it, and to the extension of the circle wider?—I think it is, every day; it is impeded a good deal by the variation of prices of late years, and the capital of the farmer being greatly reduced at the close of the war, by keeping up the war-rents after the fall of prices.

10652. Are the farms as minutely subdivided in the district of which you are now speaking as this Committee has heard described in Connaught and the southern parts of Ireland?—That varies very much in the different counties of Leinster. In the county of Kildare, which I represent, the farms are generally large, and that I attribute to there having been no contested election in that county for 60 years previous to the year 1830; the landed proprietors had no motive for setting off small farms to increase their influence, and the farms continue in that county larger than in any other agricultural county that I am acquainted with. In the King's County, the Queen's County, Westmeath, Longford, and part of Louth, the subdivision of land is very great.

10653. You are able, therefore, to form a comparison between the county of Kildare, in which the farms have not been subdivided, and the adjacent counties in which subdivision has taken place?—Yes.

10654. Is the result of that comparison to lead you to an opinion as to the comparative advantage of small and of large farms?—I think the difference between small and large farms very much depends upon the quality of the soil, and the capital of the person who cultivates it. If the soil is of a very inferior sort it will bring a higher rent subdivided than if let in large farms; it requires a larger capital to manage inferior land than to manage good land on a large scale; the crops are more uncertain, and there is less competition for it.

10655. What is the general size of what you would call a large farm in the county of Kildare?—There are farms of from 50 to 500 acres; in parts of it there are farms so small as 10 and 6 acres, and scarcely any so low as 4, except those held by cottier labourers.

10656. Do the small farmers, who cultivate from 20 to 30 acres of land, or as low as 10, grow wheat?—Yes; and I think that the cultivation of farms so small as 20 acres is very much improving.

10657. Are there good samples of wheat produced by those small farmers not growing above four or five acres of wheat?—They sometimes produce good samples, but certainly not so good as on farms of larger extent.

10658. Should you say that the samples of the county of Kildare from the large farms were better, generally speaking, than of other counties in which the farms are smaller?—I should say the corn was cleaner, and a thinner skin, and more productive of flour; the seed is changed oftener, which improves the quality.

10659. On the whole, will it command a somewhat higher price in the market?—The wheat of Kildare is considered to bear the middle price; there are but two or three baronies of the county which are considered superior wheat land; the rest

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of the county produces, I think, an inferior wheat; we always consider that the wheat of Kildare, generally speaking, brings about the middle price in the Dublin market.

10660. What is the average price of wheat; from what district of Leinster, generally speaking, does the best sample come?—The average price of wheat, on five years preceding 1830, was 1 *l.* 11 *s.* 8½ *d.* per barrel of 20 stone; I should think Louth and Meath produce the best samples.

10661. Is the land of those two counties superior to the land of Kildare?—Very much.

10662. In average years, and under the better management, what quantity of wheat per English acre will be produced in Louth and Carlow?—I am not accustomed to calculate by English acres. The Irish acre contains one acre, two roods, nineteen perches, and five yards and a quarter English. I recollect having been some years ago in the county of Louth, at the house of the present Member for the county; and seeing a farm which appeared to me in a very good state, I asked him what had been the course of cropping. I have since applied to him to refresh my memory, and he has furnished me with this statement as the course of cropping upon that land, and its produce. He states that he first sowed oats from lea, which he sold on foot, just before the harvest time, at 13 *l.* 10 *s.* an acre. The second crop he took was potatoes without manure, which he set as con-acre, at 6 *l.* 6 *s.* 6 *d.*, the person who took it furnishing seed and labour. After the potatoes he sowed wheat, without manure of any kind; the produce was 11 barrels, of 20 stone to the Irish acre. In that year he sold it on foot, before reaping, at 15 *l.* the acre. After wheat he sowed barley, the produce of which was 20 barrels to the acre, of 16 stone to the barrel; he sold that on the foot for 15 *l.* an acre. With the barley he sowed clover; and during the early season it carried six ewes and lambs to the acre; and when I saw it, which was about the 1st of October, the part in clover had about four ewes to the acre.

10663. What was the quality of this soil?—It was a stony land, with a limestone bottom. That farm is let at present at 3 *l.* 3 *s.* the Irish acre. The county-rate is 4 *s.* to the acre; the composition for tithe is 6 *s.* to the acre; so that the present outgoings to the acre on that farm, for rent and taxes, are 3 *l.* 13 *s.* There is a good deal of land of this quality in the baronies of Dundalk and Ardree, in the county of Louth.

10664. Do they make much use of the sea-weed in the eastern district of Leinster?—A great deal, and particularly in the counties of Louth and the Dublin coast, and part of Wicklow, and also Wexford.

10665. Is it applied to very great effect?—Yes.

10666. Is it applied alone, or mixed?—Mixed with dung and earth.

10667. Does land command a higher rent on account of its nearer access to sea-weed?—I have heard that it does.

10668. Can you mention to what extent?—No.

10669. Is the use of mineral manure increasing, such as lime?—In the county of Wexford lime has been for many years used to a great extent; I understand that it has been increasing in the King's County and in the Queen's County; it is not much used in the county of Kildare.

10670. A former witness has described the application of the sand of the Shannon to land. What species of sand is that?—I am not aware that the sand of the Shannon is applied to land; but I know that the sand on the coast of Louth is occasionally applied on stiff soils.

10671. With good effect?—On stiff clay I have heard that it has been used with good effect; but I have no knowledge of it myself.

10672. Speaking generally of the province of Leinster, can you state to the Committee whether the average reduction of rent since the war has been large?—In some cases the reduction has been large; in other cases there has been an attempt to keep up the nominal rents; and in all those cases where the nominal rents have been kept up, and large arrears have accrued, the tenants have become dispirited, and the cultivation of the land become worse. On those estates where a liberal reduction has been made, and no arrear accrued, I think they are in general much better cultivated; and the improvements I have spoken of have generally taken place.

10673. Can you mention the per-centage of reduction, again speaking generally, which

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which you should say had taken place since the war in the province of Leinster?—I have known some few instances of one-half of the rent being reduced, but I should say, generally, 25 to 30 per cent. was the utmost.

10674. You would mention that as about the average of reduction since the war?—Yes, or about 20 per cent. average.

10675. Have any reductions taken place within the last eight or 10 years?—Occasional reductions have taken place on some estates during the very bad years of 1821 and 1822; those reductions have been again called up in 1825 and 1826; and I am clearly of opinion that if the present low prices continue, a very great reduction of rent must take place in the counties that I am best acquainted with.

10676. Can you mention, if present prices continue, what, in your judgment, would be the average reduction which would be necessary, speaking generally, not of any particular estate?—I should think from 15 to 25 per cent.; it would vary according to lettings at different periods.

10677. And that, notwithstanding the improving produce of the soil, arising from the better cultivation and the increasing demand from England?—I think so. I think at present that the farmers can barely continue going on; if a reduction in rent does not take place the distress of the farmers will become so great that it will put a stop to the improvements which are now so generally in progress.

10678. Without the growing demand, and without the increase of skill, you do not think that they could have held their farms until now?—I am quite sure that if the industry of the farmer, and his increased intelligence, had not operated to a great extent, it would have been impossible for him to have paid his full rent during the last five years.

10679. And, therefore, he having already met the fall in the price of corn by increased industry and increased skill, if prices fall still lower, that increased industry and increased skill will be fruitless to enable him to pay his present rent?—I am quite sure of it; I do not know an instance of any farmer, however industrious or frugal he may have been, that has increased his capital within these 10 years. The grazing farmer has been very much better off, on an average of years, than the tillage farmer; the general feeling of the tillage farmers throughout the counties of Kildare and Meath is, that at present prices they cannot go on, and that tillage is not so profitable as grazing; the consequence has been, that every year a great quantity of land in those counties is put into grass, if the farmer has sufficient capital to stock it with cattle or sheep.

10680. Is the system of con-acre prevalent in Leinster?—In some parts of Leinster it is; but I should not say that it went to that extent to be generally prejudicial.

10681. In your opinion is the system of con-acre prejudicial to the landlord?—I think it is ruinous to the landlord, when a tenant begins it from feeling his capital going down. I have always considered that when a tenant set con-acres to any great extent, it was a sign of his being about to break.

10682. In the case you have mentioned of very large crops upon the land, you said that the con-acre was one crop in the rotation; do you think that con-acre applied judiciously in that manner is open to objection or not?—I think a small quantity of con-acre on a farm is not injurious to the land. It is a great relief to the labouring poor, by affording them the opportunity of raising potatoes. Within the last ten years the increased quantity of manure used in the counties of Kildare, Meath, Longford and Westmeath, and generally throughout Leinster, has enabled the farmer to set a greater quantity of potato ground to the labourer without reducing his land. About 20 years ago the use of peat as manure was entirely unknown, that has since been introduced, and I think it has doubled the quantity of land manured each year.

10683. When peat is applied is it not mixed either with mineral manure or stable manure?—It is made on the principle introduced by Lord Meadowbank into Scotland.

10684. When a proprietor lets his field for a single year in con-acre, are the potatoes in lazy beds or in drill?—Of late years it has been the practice of the farmers that I am best acquainted with, to put the manure out on the field, and to drill it in, the person who takes the con-acre dropping the seed; the farmer then tills it during the summer, and he finds that he is actually repaid for that labour by the increased tilth and cleanness of the land, and the increased produce of wheat crop after the potatoes.

10685. Then the tenant of the soil cleans the potato ground?—The tenant of

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the soil ploughs it and hoes it, but the person who takes the con-acre hand-weeds it for his own sake.

10686. So far therefore as the province of Leinster is concerned, you do not think that the quantity of grass land is diminishing in that province?—No, I think it is increasing.

10687. You have mentioned the condition of the farmer, that since 1822, with increased skill and increased industry at the present rents, he has not accumulated any capital; what is the condition of the labouring population?—That varies very much; in the neighbourhood of the resident gentry, who attend to their own properties, the labourers employed by them and by the large farmers are comparatively very well off. You may meet in one parish or upon one townland labourers very comfortable, and you may go to the next parish or the next townland, and see them in the utmost misery; but forming an average of the aggregate of the counties of Leinster, I would say that the condition of the labourers is very wretched.

10688. Do you, as a resident gentleman in Ireland, perceive the difference between estates, speaking generally, where the landlords are resident, and where they are absent?—An extraordinary difference: you will generally see upon the estates where the landlords reside the cultivation is good, the fences and hedges improving, the cottagers' houses are better, the farmers' houses are better. On going to the next estate in the same parish, you will see the utmost desolation on the estates of some absentee proprietors. There is a system in Ireland of letting encumbered estates and minors' estates under the Court of Chancery, and in every instance where they are so let, I think the effects are even worse than on absentee property.

10689. You do not think that any liberality of the absentee landlord, with regard to the sum of money which he allows his agent to expend, or any attention paid by the agent at all, makes up for the absence of the landlord?—I am quite sure that it does not. I know an estate belonging to a noble lord in this country, who has allowed his tenants considerable sums for improvements. I am quite sure that he has never received value for the money which he paid, and that if he had been there himself to superintend its expenditure, his estate would have derived much greater benefit.

10690. You think that a sum of money paid by an absentee to his agent is very different from an equal capital expended under the eye of the resident landlord?—I think half of the capital would have done more good expended under the eye of the landlord himself.

10691. Is there not a difference as respects the labourer between the two estates?—There is a very great difference in the morals and habits of the population. Where the landlord resides, he knows the character of most of his tenants in the neighbourhood, and it very seldom happens that any great crime is committed on those estates where the landlords reside; but on the absentee properties, there is no one to control them, the worst characters generally settle there.

10692. In cases of disturbance, is there a visible difference between the labourers on the properties of absentees and on the properties of resident landlords?—When a disturbance becomes general, I think all more or less participate in it; but there is greater control on estates where the landlord resides than where he does not.

10693. With regard to the little comforts of the labouring peasantry, such as their clothing, should you say that it was improving in the province of Leinster?—Yes, I think it is improving in some part of Leinster where employment can be had. The low prices of wool from 1819 up to 1828 enabled the peasantry to clothe themselves better; and the great reduction in the price of cottons has also been of great use to them. I have here a statement of prices. Linen has fallen one-third in price since the war; good calico may now be purchased by the yard for the cost of weaving a yard of linen. In the part of Kildare which I am best acquainted with, the wages of farming servants by the year, during the war, were 6*l.* to 8*l.*; the wages at the present time are from 4*l.* to 6*l.* The wages of labour during the war, with diet, were from 8*d.* to 1*s.* a day in Kildare. The wages at present, per day, in parts of Meath, King's County, Westmeath and Queen's County are not more than from 5*d.* to 6*d.* and 8*d.* without diet. At present, in Kildare, the wages are 10*d.* in winter and 1*s.* in summer; and the same in the counties of Dublin, Wicklow, and parts of Carlow and Louth.

10694. Making

10694. Making a comparison between the rate of prices of articles used or consumed by the peasantry in Ireland during the later years of the war, and the present rates of the articles used and consumed, and instituting a similar comparison between the wages then and the wages now, on which side is the balance; is it in favour of the present prices and the present wages, or against them?—In Kildare, the wages during the war, of labourers employed the whole year round, were 10 *d.* in winter and 1 *s.* in summer. Those wages have not varied since; and now, a labourer receiving 6 *s.* a week has the means of buying much more comforts than during the war; so that those persons who are employed the whole year round at present are much better off than they formerly were.

10695. Has the number employed the whole year round much diminished?—I think it has. I think that landed proprietors with heavy incumbrances are not able to employ so many labourers as they wish to do.

10696. You have stated that there has been an increased demand from England and a great improvement in the culture of the soil; has not that been attended with increased employment to the labourer?—In some degree, but the population has increased in a greater proportion.

10697. Has the increase of population outstripped the demand for labour?—I think it has.

10698. Is the population rapidly increasing?—In some parts it has much increased. On looking at the Population Returns, I find that the population has increased in all cases in towns, while it has diminished in a few instances in the agricultural districts.

10699. You stated that the land in the county of Kildare had not been so much divided as the land in some of the other countries in Ireland, and you assigned as a reason, that that county had not been contested for a great many years, and that there had been no premium on the subdivision of land for the purpose of making freeholds; has the increase of the population been less in that county, as compared with surrounding counties, in consequence of the land not being so much subdivided?—I think so; the population of Kildare has not increased so much as in other countries; it is now impossible for a labourer to get leave to build a house on many estates that I am acquainted with; they are consequently driven into the towns, and the population of the towns has very much increased. I have made an extract from the returns of the population of 1821 and 1831, of the county of Kildare, of the county of Meath, and of the county of Carlow. I observed in a note at the bottom of the population return of Carlow this fact. In the county of Carlow the village of Tinnehinch, which, by the census taken in 1821, contained 96 houses, 106 families, and 502 inhabitants, is stated in the late returns to have totally disappeared; so that the population of this village must have been driven into the large towns or the bogs.

10700. Are the landlords of those districts of Ireland now aware of the importance of not allowing the population to multiply upon their estates more than they can possibly avoid?—Yes; it is a general feeling.

10701. Has what is called clearing estates been carried to any great extent in the province of Leinster?—In some instances it has been carried to a great extent.

10702. What has become of the population that has been thus removed from the estate?—They have gone into towns, where two or three families live in the same hovel; some of them have taken refuge on bogs. In some counties they have taken possession of the commons. In some instances they not been molested, and in others it was necessary to bring the police and military to disturb them. During the last year they seized upon an entire common, and erected huts during the night; many of these persons were strangers, from other counties, and some came from the adjoining towns.

10703. Have you reason to know that those persons so occupying the common had been removed or ejected recently from any estate?—I cannot say that they had been recently ejected. The system of clearing estates has not grown to any great extent in the county of Kildare; I have known some instances of it, but it has entirely ceased within the last six years, as far as I am aware.

10704. In what manner are the destitute poor provided for in the county of Kildare?—They are of two classes, the vagrant poor or beggars by profession, and the unemployed labourers living in their own cottages. I have frequently heard farmers and labourers say that a beggar was much better off than a labourer with-

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out employment; some of the labourers would rather starve than beg. I have known beggars by profession go round to farmers' houses to collect potatoes, some of which they consume; they then assemble on a particular day in a village not far from a market-town, they there club together the potatoes they had collected during the week, hire a horse and cart to take them to market, and then get drunk with the money they sold for. I do not say this practice is general, but I know an instance of it. I have no doubt that a beggar by profession, taking the year round, is better off than a labourer with a large family who has not constant employment.

10705. Is it the practice of the farmers in Ireland to relieve every beggar?—It is the practice of the farmers to relieve every beggar. I have frequently inquired into that, and the farmers have told me that when they made breakfast for their men they always put down a certain quantity of food, which is the beggar's portion; they also lay aside each morning a certain proportion of potatoes and of meal, and every beggar that comes gets about four potatoes or a handful of meal.

10706. Is it your opinion that the aggregate cost of this annual relief amounts to more than a well-regulated system of relief might be provided for?—I am inclined to think so. I have taken pains to ask intelligent farmers to make a calculation for me of what they gave beggars a week, so as to be able to calculate it. I know one person who is a publican, in good circumstances, holding 20 acres of ground on the great western road, where a great quantity of poor pass, and he computed it to cost him during a distressed season, at the rate of 10 s. an acre in the year. Another large farmer, holding 200 or 300 acres of ground, told me that he would be happy to get rid of the annoyance for a shilling an acre.

10707. Is not the effect of this vagrancy which you have described, not only demoralizing to the vagrant but injurious to property?—Yes, very much so; the beggar families that travel about the country have no home, they are seldom or never instructed in religion when they become vagrants. This class of persons furnishes the great criminals; from among them are hired the assassins of which we unfortunately hear so much; they become desperate; they have no home, no tie to make life valuable.

10708. Have you observed any very decided good effect produced by education in the cases where attention is paid to it?—I have frequently observed, that where education in a neighbourhood is attended to, the habits and the morals of the people have visibly improved. I have observed, that where boys were clever and wrote a good hand and could keep accounts, they seldom or never returned to the class of labourers, they either emigrated to America or sought to improve their condition in this country. I know instances where the sons of Irish labourers have become rich men in this town.

10709. Should you say that where the facilities were afforded by the landlords of Ireland to improve the condition of the peasant and the cottier, there is a disposition on their part to meet it, and to keep their cottages more clean, and to pay a greater attention to their cleanliness and comfort?—Yes, I think there is a strong disposition on the part of the peasantry to improve their habits. When they are treated kindly, and at the same time with a certain degree of firmness, they are most anxious and willing to improve; it is sometimes true that it is hard to get them out of their old habits; but if there is perseverance and kindness and firmness united, the best effects are produced.

10710. You do not think that there would be a possibility of bringing back beggars, if they had the opportunity offered them of having a cottage and adopting more regular habits?—I am quite sure that the confirmed vagrants would be very sorry to be settled anywhere; others would willingly settle if they could procure food.

10711. At the commencement of the career, is not vagrancy forced upon them?—It is frequently forced upon them: for instance, if a labourer dies and leaves a wife with seven or eight children, she has no means of supporting them or of paying the rent of her cottage; she is turned out, and has no other resource but begging for the support of her children.

10712. Do many of the labourers from your part of the country come over to England in the hay and harvest time?—Very few come from Kildare to this country at harvest time; we require assistance from the population of other counties at harvest time, from Westmeath and Longford; from the King's and Queen's county a great many come to this country.

10713. Are those that come to England generally persons of irregular and vagrant habits in their own country, or are they the more respectable who come over?—

I cannot

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I cannot speak from my own knowledge; the generality, I believe, are industrious men.

10714. Should you say that those who do come to England are improved by their visit or otherwise, from what you have observed when they return to Ireland?

—I have not had much opportunity of observing them, as no great number have ever gone from the part of the country that I am best acquainted with; a few young men sometimes come over here to work for a season; I do not think they are improved by it; they seldom settle in the country after.

10715. You have spoken of the comparative wages of the labourers during the war and at the present time; does their diet remain the same as it was?—No; the diet which the farmers give to their labourers is not so good as it formerly was. In my neighbourhood, during the war the farmers gave the labourers oatmeal porridge or stirabout with milk for breakfast the whole year; now they give them potatoes during half the year. They used to give them bacon for dinner twice in the week; now they give them potatoes, butter-milk and eggs for dinner, and potatoes and butter-milk for supper. Formerly the labourer would be very discontented if the farmer did not give him oat-bread; he is now generally obliged to dine without bread; so that I think the labourers are worse fed now than they formerly were.

10716. In their own cottages is the diet the same?—Those that are employed the whole year round I think are much better off; but those who are not certain of employment are worse fed than they formerly were.

10717. Has that diminution of the consumption of bacon, in your opinion, at all tended to increase the exportation of bacon to this country?—Of course it must.

10718. Has the tendency to emigrate increased?—I think it has very much increased; it has very much increased in the part of Kildare with which I am best acquainted, and where the landlords assist the poor to emigrate, their comforts have been greatly increased on the voyage. When I was last in Ireland I applied to a gentleman for the details and the expense incurred by him in assisting poor labourers and their families to emigrate; he has written me a letter, which he allowed me to make use of, and, with the permission of the Committee, I will read it. The estate is situated in the barony of Carberry, in the county of Kildare: the extent of the estate is 3,000 Irish acres; the population at present is 1,300 souls. During the year 1831 he sent 12 families to Quebec, averaging five in each family, making a total of 60 souls, at an expense of 142 *l.* or 2*l.* 7*s.* 4*d.* per head. He paid per head for the passage, 1 *l.* 7*s.* for adults, for children between 7 and 14 years, 13*s.* 6*d.*, and for children under seven years, 7*s.* 9*d.* He furnished provisions in the following proportions: to grown persons, two cwt. of potatoes, half a cwt. of oatmeal, and a quarter of a cwt. of biscuit; one-half that quantity for those between 7 and 14 years old, and one-third of that quantity for children under seven years old. The provisions were calculated to last 60 days, the average passage being from 35 to 40 days. He paid to each person on landing, one sovereign each to the adults, and 10*s.* each to every other member of the family, on landing at Quebec. In the year 1832, several applications were made to him to assist them to emigrate, the accounts from those who had gone the year before being very satisfactory. In the year 1832 he sent out 15 families, selected from the most distressed among the applicants: the gross amount of cost was 164 *l.*, or 2*l.* 13*s.* 9*d.* per head. The passage-money in 1832 had risen to 1 *l.* 14*s.* each. Each mother of a family was furnished with a cloak and materials for children's clothing, in addition to the above. Several having died of cholera that year, no applications have been made to emigrate this year. This was not a forced emigration on the part of the landlord, he allowed them to retain their cottages if they chose. In every instance where he could, he let to the labourer his plot of ground at the same rent as the large farm. On this estate there was a considerable proportion of linen weavers, they then became cotton weavers; when the price of hand-loom weaving fell they became distressed, and he was kind enough to afford them this mode of relief by emigration.

10719. Was this entirely an act of charity on the part of the proprietor, or was it in some degree with a view to the benefit of his estate?—Certainly; it arose, I think, from motives of charity; he might have turned them out, as most others have done. He states in his letter that it has been an advantage to his estate, as those who remain find more employment at better wages.

10720. Did the Committee understand you rightly, that as the persons who emigrated left their cottages, this gentleman let them to others?—No; he always pulled the cottages down.

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10721. Do you find any disposition to emigrate on the part of the Irish labourer? —Not much in the poorest class, unless assisted, as in the instance I mentioned; they have no means; but among the small farmers, the most intelligent of them generally wish to emigrate.

10722. Have they not a particular feeling of attachment to their own country? —Yes, they have, unless it is broken through by great distress, or a strong desire to become proprietors in America. I know an instance of a tenant who has sent out five of his sons to America, and gave them 500 *l.*: he went last summer to see them, and has just returned; he found them exceedingly well off, and growing rich.

10723. To what part did they go?—To the state of New York.

10724. Did not you mention in respect to that farm, the particulars of which you have given to the Committee, there was a charge of 4*s.* an acre for public burdens?—Yes.

10725. What are those public burdens?—I have made a statement of the public burdens from a Parliamentary paper, which will show the Committee what they are; and that while the price of produce has diminished, and rent has diminished, those burdens have increased. I have taken the three counties, Kildare, Meath, and Carlow. In Kildare, the number of acres in the county is 236,750, one-fifth being bog. The population in 1821 was 99,065; the population in 1831 was 108,041. The county-rates in 1810 were 9,969 *l.*; the county-rates in 1821 had risen to 15,038 *l.*; the county-rates in 1827 had risen to 18,303 *l.*; and the county-rates in 1832 to 20,927 *l.* 13*s.* 7*d.* In Meath, the number of acres is 327,900, including waste. The population in 1821, 159,183; the population in 1831, 177,023. The county-rates in 1821 were 25,648 *l.*; the county-rates in 1827, 28,346 *l.*; the county-rates in 1832, 28,364 *l.* 14*s.* 10*d.* In Carlow, the number of acres is 137,050. The population in 1821 was 78,952; in 1831 the population was 81,576. The county-rates in 1810 were 10,401 *l.*; the county-rates in 1821 were 7,194; the county-rates in 1827 were 10,913 *l.*; the county-rates in 1832 were 12,814 *l.* 6*s.* 2*d.* This money is applied to the following purposes: for new roads, bridges, gulleys, quay walls, lowering hills, filling hollows and ditches; repairs of roads, bridges, gulleys and walls, court and sessions houses, gaols, bridewells, police expenses, payment of witnesses, salaries of county officers, public charities, repayment of loans, and miscellaneous expenditure.

10726. Of the 20,927 *l.* 13*s.* 7*d.* levied in Kildare, what proportion does the sum for public charities bear?—In the year 1832 the public charity for the county of Kildare was 1,634 *l.* 17*s.* 0½*d.*; for the county of Meath it was 2,641 *l.* 16*s.* 8*d.*; for the county of Carlow it was 929 *l.* 18*s.* 4*d.* The great rise in the county-rates I attribute to the establishment of the police force since the year 1821, and also to the building of two new gaols and quarter-session courts.

10727. What are the public charities?—There are three kinds. There is the County Infirmary, which is situated in a central part of the county; there are fever hospitals for the reception of fever patients only, and dispensaries which are distributed over the country, for the relief of the sick poor at their own houses.

10728. What usually entitles a person to receive any of those charities?—A ticket from a subscriber.

10729. Has every subscriber a right to send a person to receive some of those charities?—It is regulated in this way: if a certain number of persons in a district subscribe a sum to establish a dispensary, the county presents a sum equal to that subscribed; each person subscribing gets a certain number of tickets, in proportion to the amount of his subscription, and on presenting a ticket the patient is relieved.

10730. If a child or infant loses its father and mother, what becomes of it?—There is a collection made at the chapel, a woman is hired to nurse the child, and when it is six or seven years old some charitable farmer takes the child into his house and employs him at some light labour.

10731. Does that child, if it live, remain with the farmer so taking it till its labour becomes useful to him?—Frequently those children become vagrants and bad characters.

10732. Do they join those bodies of persons who wander about the country in the manner you have described?—Sometimes.

10733. Is illicit distillation in Ireland decreasing or reviving?—It is now carried to a frightful extent, and it has become so much a system that I almost despair of seeing it put a stop to; within the last year it has frightfully increased. I have written over to Ireland to ascertain what is the profit made upon 16 stone of barley,

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so as to show the Committee the great inducement that there is when prices are low to make the small farmer become a distiller. A barrel of barley weighing 16 stone sells at 12s. 6d., it will produce seven gallons of whiskey of the old measure, which sold at 6s. 3d. a gallon, which I think a high price, with an additional 2s. 6d. for the value of wash, will leave the distiller a profit of 1l. 13s. 9d. It frequently sells so low as 4s. 6d. or 3s. 6d. per gallon, which still leaves a profit of 1l. 1s. 6d. You may deduct from the profit a certain degree of risk, and a sum for malting and the other expenses, yet leave him a much greater profit than if he sold his barley in the market. During the last year I have known the produce of several small farms to have been consumed in illicit distillation. They have now carried it to that degree of perfection that the chance of detection is not much to be dreaded. If a man is going to make a certain quantity of corn into whiskey, he goes round to other persons engaged in the trade, and they write down their names, some for 1l., some for 2l., and so they go on till they insure him in the full value of his corn; if he escapes he writes for them another time. By this means every man in the country who has written his name is interested in this illicit distillery. I know a case where a man owed two years rent; he sold sufficient whiskey in Dublin this year to pay his two years rent, and he brought home a surplus of 30l.

10734. Do you conceive that the inducements to this illicit distillation have been the fall in the price of barley and the increase of the duty?—I attribute the increase of the illicit distillation of the last year and the year before, entirely to the low price of corn.

10735. Then the duty remaining the same as it formerly was, the low price of barley you conceive would be productive of this illicit distillation?—I do not think that the duty has so much to do with it as people imagine; I attribute it to the low price of corn.

10736. What is the effect on the farmer when once he takes to this habit of illicit distillation?—It formerly produced a worse effect than it does now; it has now become almost a trade. It tends to demoralize the population by rendering whiskey cheap and plentiful. A Catholic clergyman, when I was coming to England last, told me that unless something was done to check illicit distillation, the whole country would become demoralized. It makes drunkards of men and women who would otherwise continue honest and well conducted.

10737. Does not this lead to desperate opposition to the enforcement of the revenue laws?—I rather think not; I have never known an instance of it.

10738. Is there not a sort of telegraphic communication between these illicit distillers, in order to prevent discovery?—No, they have a better plan than that; they always manage to have some person in their interest in the town where the troops and excise officer are quartered, who gives them timely notice of the intended search, and all is quiet before they arrive.

10739. Every farmer cannot have a separate still; is the still placed in some central spot to which common access is given?—No; the stills are constructed with singular ingenuity, and large enough to contain from 40 to 50 gallons; they are moved to different parts of the country as wanted. I attribute a great deal of this illicit distillation to the extremely bad conduct of the excise officers; nothing can be worse. I am quite sure they must receive bribes, or they would detect what the whole neighbourhood knows to exist.

10740. Are those stills placed in bogs or other concealed situations?—Formerly they were very carefully concealed; but when I was last in Ireland, in riding six miles I saw three stills at work.

10741. Should you say that distillation under the present duty is more general throughout Leinster than it formerly was when the duty was lower?—I should rather think so; I attribute it more to the low price of corn than to the duty; there was more illicit distillation last year than I ever remember.

10742. Is there not less in the north than in the district of which you have been speaking?—I am told that it has much increased in the north of late.

10743. Was there not last year a great additional consumption of fuel from the bogs, in consequence of the dryness of the season?—There was more fuel made.

10744. Is draining increasing?—Yes, very much, and the improvement of moorland is going on rapidly.

10745. Is planting going on?—Planting is rapidly increasing.

10746. In the neighbourhood of the resident landlords' residences?—Yes; the country seats and the neighbourhood of the resident gentry have been much im-

proved

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proved of late years; there is more improvement in the fences and dressing the grounds, they are more like English places now than 20 years ago.

10747. Would you not infer from that that the circumstances of the country were prosperous?—The habits of the Irish gentry have much improved; money otherwise spent in former times has of late years been applied to improvement, it has become a sort of fashion.

10748. You have stated, that if present prices continue, a large reduction of rent must take place; what will be the effect of that large reduction of rent to the landlords?—I am quite sure that in many instances it will force them to sell their estates. I know estates so much encumbered, that any diminution of rental, or any increased burden, however small, will force them to sell; that I believe to be the true cause of the opposition to a poor-rate.

10749. What would be the effect in Ireland of a large number of estates forced into the market together?—I think, though it would be exceedingly injurious to the present landlords, nothing would be so beneficial to Ireland as that heavy encumbered estates should come into the market if they cannot be otherwise relieved. In almost every instance that I am aware of, where an estate has changed owners and come into the hands of a man of capital, a reduction in the amount of rent is more readily conceded, and a greater liberality towards the tenants is the consequence.

10750. Though the suffering to the present landed proprietors may be great, in a national point of view you do not think it is to be deprecated?—In a national point of view, I think it would be beneficial. The situation of many of the present proprietors is much to be deplored; they are suffering under a load of debt, in many instances incurred by their predecessors, in more prosperous times.

10751. By whom are those estates, when put up to sale, purchased?—Sometimes mercantile men, sometimes landed proprietors; the classes vary very much; lawyers are among the principal purchasers.

10752. Do you think that there is a great increase of the Catholics in the purchase of land?—In some instances there is; I think a great number of the creditors are Catholics.

10753. Has the bog of Allan been improved of late years?—There is an improvement now taking place of a very interesting kind; it is carried on by Mr. Featherstone, a Protestant clergyman in the county of Westmeath; he brought over an engineer and workmen from Chat Moss, and when last I saw the bog a very fine crop of oats and clover was coming up, and when he began the work a man could not walk on that bog in the month of December.

10754. Were there any peculiar facilities for draining in that case?—No, it is not the bog of Allan, it is one of those high bogs which come under the same denomination.

10755. Are you aware what the expense of reclaiming an acre of bog is?—Improvable bog is of two kinds; there is what they call cut-away bog, and there is what they call red bog; cut-away bog can be improved at a very cheap rate, and red bog can be improved for about 7 *l.* an acre.

10756. Is not the article which contributes most to the reclaiming very often found under the bog?—No, there is a species of stoney marl found under the bog; but in almost every part of Ireland there is substance called manuring gravel, and that produces the best effect when put upon bog; so much so, that if spread upon cut-away bog, white clover will spring up.

10757. Will it bear potatoes soon?—I should think the best mode of cultivation is, to bring it to grass as soon as possible.

10758. Supposing the Legislature were to interfere for the purpose of improving the cultivation of those bogs, and of assisting the landed proprietor, who wished to clear his estate by placing the surplus tenants on a great portion of those bogs, do not you think that beneficial results would arise from that?—I am quite sure that if the same capital which would be required for the improvement of those bogs, so as to place those persons on them, was laid out on the improvement of the arable land in Ireland, the repayment would be much greater, and it would be better for the persons so employed. I have no doubt that if the population in Ireland was employed on the land, any money which was paid to them for their labour would amply remunerate their employers: for instance, there is a great difference in the price of English wheat and Irish wheat at Mark-lane; that is to be attributed to the defect of cleaning, the defect of harvesting, and not bringing the soil to a sufficiently good state before it is sown, to produce a crop of prime quality. If the labourer in Ireland was employed in weeding those corn-fields, and in tilling the soil,

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soil effectually, the increased number of labourers would be paid, not by the Irish proprietor, but by the English consumer by the increase of price, so that it would be a great gain to Ireland and the employers, without any loss whatever.

10759. Would it not be necessary, in the first instance, to establish farms of tolerable size upon which this labour could be employed? Are you not in great want of yeomanry in Ireland?—In some counties; but that class is rapidly increasing.

10760. Does it not lead to a diminution of those cottier tenants?—In some instances it has done so.

10761. Has there not been a difficulty in providing the labourers with cottages upon the land?—There has; and I think the improvements I allude to cannot take place to a large extent till the labourers' cottages are better placed. About 12 years ago, when I first knew a particular estate, I found several farms with a number of labourers' cottages built up and down upon them; and the course that was adopted was this: two villages were built in such situations that they might afford labourers to the adjacent farms; that was found extremely useful; if these people had been turned out the land would not have had sufficient population to cultivate it properly; and I am sure that, as the farms become improved, and the necessary demand for labour increases, in most instances the population will not be found too large, though it may be so at present; I think the population should be brought together in small villages built in convenient situations.

10762. How did Mr. Featherstone overcome the difficulties, such as the disputes about the boundaries, and the disputes as to where the drains should run, and what the parties benefited should contribute for the improvement by draining?—The boundaries of bogs have been settled lately by the Boundary Commissioners who precede the survey. Mr. Featherstone drains on the surface; and the bog is so much above the surface of the ground that he has merely to cut drains, and the ordinary watercourses take away the water.

10763. Has he watercourses with sufficient fall into which the drain is discharged?—Yes; his own property surrounds the bog; but in some instances extensive draining has been impeded from want of fall in other lands. I felt so strongly the objection which has just been made, that the first year that I was in Parliament I got a Bill passed to facilitate works of that kind, where the cost does not exceed 200 *l.*; it is done through the grand juries. A person wishing to drain his ground, and the person below him refusing to sink, he applies in the same forms as he would apply for a new road: if the grand jury sanction it he proceeds with the work; and when the work is done, for which he pays in the first instance, he assembles the farmers of the neighbourhood to elect two commissioners, to determine what benefit each person has derived, and what injury; and they are either compensated or taxed upon the principle of the benefit or injury that may arise; and then the county officer levies the money from the persons benefited, and pays it in to the county treasurer, to the credit of the individual who carried on the work.

10764. In the case of the bog, which is cut away for fuel, is it easily reclaimed?—Yes, it is easily reclaimed; there is less draining required; such improvements are profitable. I know an instance where bog doubled in value: the first crop produced paid the expense incurred in the improvement, which amounted to 5 *l.* per Irish acre; the low price of rape-seed, in consequence of the duty being taken off foreign rape, has prevented much of this improvement, where the original cost of the improvement is large.

10765. Had the bog which had been cut away been cut down to the soil?—Yes.

10766. What was the subsoil?—Limestone gravel.

10767. Was that the soil upon which the work was begun?—No; the upper soil was decomposed peat; the fuel had been cut away; the surface above the fuel is always thrown down; it then forms a surface of decomposed peat of six or eight feet; the process of procuring fuel in a bog is similar to trenching upland.

10768. Since the fuel of the great mass of the labouring class consists of bog, would it be desirable that all those bogs should be reclaimed?—Whenever high bog is reclaimed, the fuel is more valuable from the previous draining.

10769. Would it be desirable that people should be located upon the bog?—If the surface of the bog grew corn for several years, you would, by going down deeper, find fuel; you may see turf-fuel procured at one end of a field, and corn reaping at the other.

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10770. Is bog a pure decomposition of vegetable matter?—Yes, of heath, and various water-plants and grasses.

10771. There is no portion of substratum at all mixed with it, is there?—No, none.

10772. May not those bogs be overdrained?—Yes, they may be rendered unproductive by too much draining.

10773. Are there not great injuries to the farms from imperfect fencing at this moment?—Yes, very great injuries. I have looked over books of petty sessions in different parts of the county, and I have invariably found that the principal business of the sessions was deciding on fences, and suing for trespass. In one instance I recollect myself having decreed different persons to the amount of 20*l.*, for damage done by cattle in a field of corn. If the money which is every year levied by the magistrates for trespass had been expended on the fences, it would have employed a great portion of the population.

10774. The bearing of this upon farmers' profits must be serious, is it not?—It is very great.

10775. Would it be the interest of the landlord, if he had capital, to lay it out in fencing the estate?—I think that all improvement in Ireland must come from the landlords; and until they are in a situation to expend capital, no great improvement can be expected; it would no doubt be the landlords' interest to make good fences.

10776. Then you conceive that the great want in Ireland is the want of capital among landed proprietors?—Certainly, it is one of the great wants.

10777. What is the rate of interest of money in Ireland?—In some instances of mortgage the interest is six per cent.; but latterly they have very generally been paid off or reduced to the rate of five per cent. I have heard of instances where money has been lent by insurance companies at four per cent.

10778. Is there not a law in Ireland prohibiting interest of money being above a certain amount?—The legal interest is six per cent.

10779. Would not a law making the rate lower be advantageous?—I think if the legal rate of interest was equal in both countries it would have a beneficial effect, both to the property of minors and lunatics in Chancery, and to landed proprietors; for if the Court of Chancery has a large trust-fund, it would be a great advantage to employ it on good mortgages at 3½ or 4 per cent. Chancery does not lend under the legal interest; certainly not so low as 3½ or 4 per cent.

10780. Would not that produce a most beneficial effect upon proprietors, thereby enabling them to satisfy their wishes in employing a greater number of labourers?—I think it would have a beneficial effect if encumbered estates could procure money at low interest; it might assist in deferring the ruin which must ultimately fall upon the proprietors of encumbered estates in Ireland if the high rate of interest continues with falling rents.

10781. If you were asked, in your opinion which would be most beneficial to Ireland in a national point of view, should you say that capital and the continuation of the present landlords, or want of capital and the encumbered estates brought into the market, would be the most beneficial?—The results, in a national point of view, would be the same in both instances.

10782. Which do you consider will conduce most to the improvement of Ireland, a higher price of grain to enable landlords to meet their engagements, or such a reduced price of grain as would force a sale of the present encumbered estates of landlords in Ireland?—I should prefer the increase of the price of grain and retaining the present landlords, provided the high price of grain was not injurious to the public interest. I fear the interest of landlords in high prices is not compatible with the public good.

10783. Did you hear of much capital going to Ireland after the Catholic Emancipation Bill passed?—I do not think it had much effect; I understood that the rate of purchase had risen in some instances, but I do not think it had any effect in transferring any great portion of capital to Ireland.

10784. You did not hear of any large portion of capital going to Ireland and returning again as soon as the disturbances began?—No, I did not.

10785. What proportion do the public works bear to the other items of the county-rate?—A very small proportion.

10786. Has not the increase been very small in such public works, as cutting down hills and making roads?—I think so. The counties found it necessary to diminish

diminish public works when the other county-rates increased over which they had no control.

10787. The improvements in fact have been less?—Less money has been laid out on improvements in the counties since the rates have increased; the increased charge for the police force and new gaols had a very great effect. The police force in Kildare for the year 1832 cost the county 4,832*l.*; in Meath, 5,880*l.* 2*s.* 1*d.*; and in Carlow, 1,898*l.* 17*s.* 4½*d.*; that is but half the cost, the remainder is made up from the Consolidated Fund.

10788. In fact, the necessity for establishing this police force has necessarily diminished the demand for labour on county works?—It has contributed to diminish the employment of labour on county works.

10789. Do you think the improved cultivation gives rise to much employment?—I think it does, but not in proportion to the population.

10790. Are there more beggars now than there were during the war time?—As the population has increased the beggars have increased.

10791. Have not the improvements been going on all this time so as to take up this population; do you think the increased population has been greater than the increase of employment?—I think the increase of population has been greater than the demand for labour.

10792. Are you inclined at all to think that the expenses to which the Irish grazier is put in bringing his cattle to England prevent him from bringing so many as he otherwise would?—No doubt it has some effect on inferior stock; and with a view of showing the expense at which the Irish farmer comes into the English market, I have obtained returns from the City of Dublin Steam Company, plying between Dublin and Liverpool, and the cost of water-carriage through Ireland, which shows the expense of bringing cattle by water from Ballinasloe, in the west of Ireland, into the Manchester market. The Irish farmer comes into the English market at such a disadvantage as to place him nearly on an equality with the English farmer who pays high poor-rate and dear labour, from which the Irish farmer is exempt. The quantity of Irish live stock carried into Liverpool by the City of Dublin Steam Packet Company, year ending 1st of February 1833 was 303 horses, 44,712 head of cattle, 53,946 sheep, 30,871 pigs, and 358 crates of eggs. The cost of transport from Dublin to Liverpool for horses, from 25*s.* to 30*s.*; for mules, from 8*s.* to 9*s.*; oxen and cows, from 11*s.* to 15*s.*; sheep, from 1*s.* 9*d.* to 2*s.* 1*d.*; lambs, from 1*s.* to 1*s.* 6*d.* each; pigs, from 1*s.* to 4*s.*; and store cattle of all ages, from 7*s.* to 12*s.* 6*d.* each. The above rates include all charges of slinging-money, town-dues and landing. The rate charged for carrying a fat ox from Ballinasloe to Dublin, 96 statute miles, is 7*s.* 6*d.* by canal; from Liverpool to Manchester by canal, a distance of 30 miles, is 7*s.* The total amount of charge of an ox from Ballinasloe to Manchester is as follows: by the canal to Dublin, 7*s.* 6*d.*; Dublin to Liverpool, 15*s.*; to Manchester, 7*s.*; food and care, say 10*s.*; the total 1*l.* 19*s.* 6*d.* This does not take into account the risk of loss and the damage on board ship, and all those accidents to which cattle are subject.

10793. How do you account for the disproportion of the rate of carriage between the oxen and the horses?—The horses are put in boxes on deck, and the oxen are put below.

10794. Are you able to give a similar return with respect to wheat?—Yes; I can state the rate of sundry other articles carried by the Dublin Steam Packet Company. Eggs per crate, 15*s.*, or 2½*d.* per foot; bacon per ton, 15*s.*; butter per firkin, 6*d.*, and fowls, 10*s.* to 12*s.* per crate; wheat, 10*s.* per ton; oats, 12*s.* 6*d.* per ton, and flour, 10*s.* per ton; and carried by railway to Manchester, 9*s.* per ton; and the dock dues on flour, 1*s.* 9*d.* per ton, which is not charged on other things; wool 30*s.* per ton. From Dublin to Bristol the charge on horses is 2*l.* 2*s.*; for oxen, 15*s.* to 21*s.*; cows, 15*s.*; sheep, 2*s.* 6*d.*, and pigs, 3*s.*; wheat, oats and flour, 12*s.* per ton; eggs per crate, 12*s.* 6*d.*; butter, 8*d.* per firkin; bacon, 12*s.* to 15*s.* per ton, and fowls per crate, 12*s.* 6*d.*, according to size. From Dublin to London, horses, 2*l.* 12*s.* 6*d.*; wheat, oats and flour, 20*s.* per ton; eggs per crate, 15*s.* to 25*s.*; butter per firkin, 8*d.*; bacon, 12*s.* to 15*s.* per ton, and fowls per crate, from 25*s.* to 30*s.*: these were furnished to me by one of the members of the Dublin Steam Packet Company. Charges from Dublin to London are for horses, 2*l.* 12*s.* 6*d.*; wheat, oats and flour, 1*l.* per ton; eggs per crate, 25*s.*; butter per firkin, 10*d.*; bacon, 24*s.* per ton.

10795. You have no doubt of their accuracy?—No, none at all; they have been sent from Liverpool to Mr. Bourne, now in town.

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10796. Are the means of water conveyance in Ireland itself increasing?—They are not increasing; they might be very much increased: for instance, there is the inland market town of Granard, in the county of Longford; if there was water communication with that town, it would raise the price of corn in all that neighbourhood 3s. to 4s. per barrel.

10797. Could water communication be opened easily?—I think so; there are two lakes and a very fine river not far from Granard, which might communicate with the Royal Canal.

10798. With regard to roads, though main trunks have been laid out and completed, are not many branches wanted to open up the communication?—In Leinster we have no want of roads; I think the great complaint in Kildare is, that there are too many cross-roads; it is quite the other way in the west of Ireland.

10799. Have they not improved your breed of sheep, cattle and pigs in Ireland, so that they come much earlier to market and of better quality?—The improvement in sheep is more general than the improvement of horned cattle; the improvement of sheep by the cross of the Leicester brings sheep to the market at two years old which did not come to market till four years old before the improvement; and in the province of Leinster, where some turnips are grown, sheep are brought to market as haggets in greater numbers than formerly.

10800. Has not the introduction of the short-horned or Durham cattle into Ireland brought the cattle at an earlier age and a maturer state to market?—They have been introduced only in a few counties; they have not found their way to any extent among the farmers; but in that part of the country where the breed has become more general, it has had a most beneficial effect in enabling the farmers to bring their stock to market, of superior quality, one year sooner.

10801. Would this earlier maturity of the stock almost compensate for the diminished produce of stock arising from the spread of arable land?—In my opinion, arable land is not increasing; in the counties I know best a great quantity is converting into grass; but I have no doubt, from the improvements in cultivation and cattle, and the introduction of green crops for winter feeding, a greater quantity of corn and cattle can be produced off the same soil than could be under the old system.

10802. Can you state with any accuracy the progressive increase of the exports of corn from Ireland to England?—I have not any returns by me by which I can do so; but there is no doubt that the quantity has increased very much.

10803. Is it your opinion that if the demand should go on steadily increasing, the supply from Ireland will be equal to meeting it?—I have no doubt if Ireland was properly cultivated it could supply corn nearly to the full demand of this country; there are, perhaps, not more than 15 counties in which wheat is very generally grown; it might be extended over the whole kingdom.

10804. The import for the last year from Ireland has been 700,000 quarters: it was stated by Mr. Jacob to this Committee that he computed the deficiency in average seasons, as contrasted with the growth of Great Britain, at two millions of quarters: is it your opinion that Ireland could supply that deficiency?—That deficiency is very large, perhaps too large for me to hazard an opinion that Ireland could for many years to come be able to supply it; but I have no doubt Ireland could produce more than double the quantity it does at present.

10805. You stated the population in the towns of Ireland to be increasing; is the demand for farm produce in the towns, for instance Dublin, increasing?—No, there has been a most remarkable falling off in the demand for meat in Dublin; 30 years ago Dublin consumed, with a less population, as large a quantity of meat as at present, and I would say the same for all the large towns.

10806. While their population is increasing, the wealth is not increasing?—The wealth of the large towns is diminishing.

10807. Do you apply that to all the towns?—To Dublin, Cork, and the other towns where trade was formerly more prosperous. I think the only class that have increased their capital in Ireland have been the country shopkeepers in small country towns, who now derive the profit which the importing or commission merchant formerly had. Many of the country dealers come to England to purchase their goods.

10808. Do not you think that the increased demand in England more than compensates for the diminution of demand in Dublin?—Yes, it more than compensates the farmer and the country gentleman. It would be better, however, for the Irish farmer, even at a lower price, to have his produce consumed near home, and save the

the expense and risk of sending to a distant market, with the chance of falling prices where he must sell.

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10809. The farmer and the country gentleman do not incur the risk or the expense to England; there is an intermediate jobber, is there not?—The large farmer and the country gentleman almost always bear the risk; there are some large dealers in cattle who come to the Dublin market. And if prices are falling in consequence of a large supply, they purchase up stock late in the day at almost any price they choose to offer; the wants of the small farmer may be pressing, and he must submit to their terms rather than incur the risk of shipping his cattle; these dealers understand each other so well, that there is little competition between them.

10810. Have any respectable men appeared in the shape of salesmen, as they are known here, who undertake at Liverpool, as men do here from the county of Norfolk for instance, the sale in Smithfield for a small per-centage?—Certainly, there are several most respectable salesmen in Dublin and Liverpool. The agents of the Steam Company take charge of the cattle at Dublin, and transmit them to Liverpool without further trouble to the owner. They are there given in charge to the salesman, who remits the amount, after deducting per-centage and market charges.

10811. If the vessel is lost, on whom does the loss of cattle fall?—On the farmer.

10812. Cannot he insure, if he thinks fit?—Yes, but it is not the practice. In former times, before the introduction of steam, I knew a large grazier in the county of Meath, who lost two vessels in one year, containing very valuable stock; the liability to loss of this kind places the Irish farmer in a worse position than the English farmer.

10813. Do the English jobbers ever come over to Ireland to buy?—Yes, they come over to buy lean stock in the fairs, in spring, which they bring into the grazing counties of England.

10814. You were understood to say, that under a well regulated system of poor-relief, the burden would weigh less than at present; to what system do you refer?—It is very hard to suggest a system of poor-rate for Ireland; it is a subject on which the most experienced persons differ so much that I would not hazard an opinion. In the county of Kildare, if the farmers were lightly taxed to support the poor of their own parishes, and relieved from the wandering poor from the west, they would be gainers. It is the practice of the labourers from the west of Ireland to go over to England during the harvest, and to leave their wives and families to beg in the counties of Leinster; they are an intolerable burden to our farmers.

10815. Would you contemplate a system of relief that should find employment for the able-bodied?—Not at present; I think the introduction of any system should be very gradual; I would rather begin by authorising the dispensary committees to afford relief in food, which is often more necessary than medicine, and if that was found to work, it might be gradually extended. Above all, I would put a stop to vagrancy at any sacrifice. A modified labour-rate might be gradually introduced; it has been tried on a small scale. Three years ago there was very great distress in a neighbouring parish to mine; the labourers attacked some provision-boats on the canal and plundered them; the loss of the owners consequently fell on the barony or parish, it was levied by grand-jury presentment. The clergyman of the parish (it was a grazing parish, and consequently few were regularly employed) assembled the farmers, and told them if the labourers were not employed they would continue to plunder the boats, for which they would have to pay: "Would it not be better to distribute the labourers among you, according to the extent of your farms, and pay them moderate wages?" They agreed to do so; all plunder ceased, and the neighbourhood became perfectly quiet. This year I applied to the clergyman to know how it had worked, and whether it was not a system which might be beneficially extended. He said he found that it had a very good effect in producing quiet while in operation, but that it made the labourers extremely discontented when it was discontinued, and that it would have a beneficial effect for the labourers if put into practice generally.

10816. That was a species of labour-rate?—Yes.

10817. Has it been continued?—I asked the clergyman why he had not tried to continue it: he said he thought it pressed too hard upon the farmers, from the immense number seeking employment.

10818. Are you aware how the farmers employed them?—I know the farms on which

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which they were employed; I am satisfied that if a greater number of labourers were employed on those farms yearly they would be very much improved; they were employed in opening drains and repairing fences.

10819. Do not the farmers feel the advantage of employing them?—Grazing farmers are a peculiar class; they do not like to spend a single shilling. I know some who will not till a single acre, although surrounded with a large population, who consequently sometimes make free with their sheep.

10820. Are there any grazing farms to any extent in the county of Kildare?—In some parts there are very extensive grazing farms.

10821. What will their land carry an acre, winter and summer?—One acre and a half Irish will feed a heifer or bullock of six or eight cwt., and carry from two to three wethers during the winter. There is not much land of this quality in Kildare.

10822. This is a thinly populated country, is it not?—The country part is thinly populated; but the town of Kilcock and bogs adjoining have an immense population, and nothing can equal the wretchedness of the poor.

10823. What is the name of the barony?—Ikeathy.

10824. Were all the poor inhabitants of Kilcock under this labour-rate?—All the most distressed; but if the whole population of Kilcock were placed upon this parish, it would eat up the whole rental.

10825. Do not you think that if the labour-rate was established over the country, it would not be so hard upon the farmers?—If it was established in populous parishes, it would ruin the farmers or the landlords. I should have no objection to have it carried into effect in the part of the country where I reside.

10826. Are you to be understood that though you would introduce a system of poor laws gradually, you mean that ultimately work should be found for every able-bodied man?—I should not like to pledge myself to any opinion upon that; it is much to be desired, if it be possible.

10827. Is not the vegetable principle of good land in Ireland such as the people in England have not an idea of; you mentioned land which, without clover-seed sown, would produce grass itself, which grass, from the natural growth, became fine in a very short space of time?—Yes; I believe, generally speaking, that land is better in Ireland. I know a very large farm in the parish I have just spoken of, which had been cropped for seven years in succession in con-acre: it was then left w , and it is now feeding the largest cattle in the district.

10828. How long is it since it was laid down?—I think it was laid down in 1816 or 1817.

10829. The natural grasses spring up of the very finest quality?—Yes. In some cases where the land has been run too hard, and where the couch-grass has increased to a great extent, it destroys all the delicate natural grasses which would otherwise come up.

10830. If it were simply cleared of the couch, even without manure, would not the finest grasses spring naturally?—Yes; and if you sow artificial grasses, the natural grasses will drive them out in a short time.

10831. Will the hay of the best land of Ireland feed fat?—No; the practice of the grazing farmer is to go to Ballinasloe in the month of October, there to buy half-fed cattle, and turn them out on his rich pasture. In harsh weather he gives them hay in the open field at night: those cattle are put early in May into the fields, kept up during the winter, and they are in the market early in May or June.

10832. So far from going back on the hay, they advance in condition?—The cattle on such lands generally improve during winter. I know a gentleman who has introduced an improved practice: instead of leaving them out in the night, he puts them into sheds, and gives them hay and rape, and turns them out in the day-time on long coarse grass; he finds he gets them into market three weeks earlier, in better and firmer condition than if fed out; but the general practice is not to put them into sheds at all.

10833. Is hay well made in Ireland?—I think they allow it to get too ripe, too strong before cutting.

10834. Is it made rapidly?—No, it is exposed very much to the sun; but we find that our grass is so rich that if we treat it as it is treated in England, it would take fire in the rick. I have seen the practice tried by a Scotch steward with care, yet it took fire.

10835. Supposing there is no rain from cutting, how long is it from the cutting to

to the stack?—It is fit to make into what are called pikes, containing two or three tons, on the third or fourth day.

10836. How long after that is it carried to the stack?—If it is made up in August it is carried to the stacks late in September.

10837. It remains in this cock three weeks or a month?—Yes, sometimes two months.

10838. Is there not an immense loss in the tops and bottoms of those cocks?—Very great.

10839. Do you not think a better practice might be introduced?—I have tried it, but never could succeed to the extent I wished. I ascribe it to the richness of the grass, and to the heavy dews that fall at night; the dews in Ireland are much heavier than they are in England.

10840. You state the land, feeding land that was in con-acre 17 years ago, is now very rich; how soon have you known land that was in con-acre, or had been very much cropped, come into a condition to feed beasts?—Much depends upon the extent of con-acre and the quality of the soil. I think that if it was not very much cropped, only two crops of potatoes and two crops of oats in the fourth year, it would be fit to feed fat.

William Joseph Denison, Esquire, a Member of the Committee, Examined.

10841. YOU some years ago began the practice of giving small portions of land to cottagers on your property in Yorkshire?—My father did before me, and I have continued it.

10842. Your estate is near Scarborough?—It is.

10843. How long has that been the practice?—To my knowledge since the year 1790, but I think before.

10844. This was adopted by your father throughout your estate in the north, and you have continued it?—Yes.

10845. What was the quantity of land given to each cottager?—That depends chiefly upon himself and upon his means. The general plan is this: there is a cottage, to which cottage is attached a garden, where he grows his potatoes and his onions, and his other vegetables; he has a small piece of land of one, two, three, or at the outside four acres, generally speaking, two to three acres, to grow a little corn, and there is attached a large meadow in which they all turn out their cows from a certain day to a fixed period, and there is what is called a cow club, which means this, each man subscribes, I think, 6*d.* or 1*s.* a month, that in case any one of the cows is injured or killed, he draws for 10*l.* to buy another, that he may not be ruined, by which means he is enabled to keep a pig or two to provide food for his family and milk for his children.

10846. The cottages are kept in repair by you?—Yes, but at a trifling expense.

10847. Were they built by your father?—By my father and myself chiefly.

10848. The capital was supplied by the proprietor?—Yes.

10849. Is the rent paid regularly?—Yes, in general very punctually; they pay rent according to the land they occupy; they have the option of one, two, three, or perhaps four acres, and they get their ploughing performed by one of the small farmers, of whom we have some who rent 40 or 50 acres, and keep a couple of horses.

10850. Have you not found attention to so large a quantity of land as two or three acres beyond the garden engross very much the time and attention of the labourer?—No, I do not think it does; because he hires the ploughing, and himself and his family during extra hours are employed in the cultivation.

10851. Even the harvesting is done in extra hours?—Yes, or when he can get half a day.

10852. For the best quality land what rent do they pay an acre?—If a man has two or three acres, they pay 4*l.*, 5*l.* or 6*l.* for every thing, including the cottage, the garden, the piece of arable land, and the meadow for the run of the cow; it varies, 3*l.*, 4*l.*, 5*l.*, or it may be 6*l.*; if a man has a large plot of land he pays 6*l.*

10853. In varying times from 1790 have you found amidst all the fluctuations of price they have paid those rents as regularly as your larger tenants?—I think they have. But the great benefit is the comfort in which it keeps their families, and diminishing the poor-rate.

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Esq. M.P.*

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*W. Joseph Denison,
Esq. M.P.*

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Esq. M.P.

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10854. What effect has it produced on the poor-rates, are they much higher than they were in 1790?—No, I think not; it has kept the poor-rate down wonderfully to what we pay in the south.

10855. It has not increased much since 1790?—It has increased, but not greatly.

10856. Is the whole parish your property?—Yes, or I could not have done it.

10857. As a cottager's son comes to years of maturity, and wishes to marry, does he not wish to build a cottage near to his father, and to subdivide the land, and if so, do you permit that?—No, we have been obliged to keep that down, as well as to prevent neighbouring people who wish to get into the parish, and the farmers are very careful whom they admit as parishioners.

10858. Has not the wish of the cottager's son been to have a cottage near his father, and to have the same comfort his father enjoys?—Yes; but we should have such a population there would be no means of supplying, and we have therefore been obliged to check it.

10859. Is it by labourers with this description of holdings that all the agricultural work of the farmer is done?—Yes, certainly, they work themselves for the farmers.

10860. All the labourers in the parish are employed in this way; there is not an inferior description of labourers who do the common work of the parish?—There is an inferior description of labourers, because they are not all prudent men, and there are men who will abuse those advantages.

10861. Are there a considerable portion besides those that live in this way?—There are many certainly.

10862. How do they supply themselves with food for their cows?—By the little piece of arable land to grow their corn, the garden, and the large field.

10863. How many cows are allowed to go upon this large field?—I forget what it is exactly; but altogether, I think, there are about 70 of those cottagers in different parts.

10864. What may be the extent of common land to which those 70 cows are sent?—It is a large meadow or two we appropriate for that purpose. I forget the acreage; but it is apportioned to the number of cows.

10865. Has the population of this parish increased more than the population in the adjoining parishes or not?—I cannot answer that question; but it has certainly increased.

10866. It has increased probably in all the adjoining parishes?—Yes, no doubt.

10867. Is there any other good effect arising from this system you would wish to point out to the Committee?—I think that it enables the men to be comfortable, and to bring up their families respectably, so that on Sunday you could hardly know them from those of the farmers; it keeps down the poor-rate; and there will be less distress among the labourers where it is followed.

10868. Do those persons frequently exercise small trades, such as blacksmiths or carpenters, or are they chiefly labourers?—They are chiefly labourers; but the men in the villages that are occupied in small trades, such as coopers and shoemakers, have their cows, and a little plot of ground.

10869. Upon the whole, do you, as landlord, think it answers as well, in a pecuniary point of view, as any other mode in which you could let your land?—Certainly.

10870. It is not a sacrifice to charity?—No, certainly not.

10871. Do you make any conditions as to the cropping of the land?—I think not; they would not for their own sakes impoverish it too much; for we never dismiss them except for very bad conduct.

10872. Will you contrast the effect of this system on your property in Yorkshire with the effect of the absence of any such system on your property in Surrey?—In Yorkshire the poor-rate is about 2s. 6d. in the pound; in Surrey about 9s.

10873. What is the difference of the condition of the same class of men in Surrey as compared with the condition of the same class of men in Yorkshire?—They are much more comfortable in the north than they are in Surrey.

10874. And more content with their situation?—I should think so.

10875. Had you any disturbances on your property near Scarborough, or any burnings?—Nothing of the kind.

10876. You cannot say the same of your neighbourhood of Surrey?—Two years since we had a very serious disturbance.

10877. Can you state at all the difference of the poor-rates in the parish where this system has been applied, and in the neighbouring parishes in Yorkshire?—No, I cannot.

10878. What

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10878. What is the difference in the soil of the two parishes, your southern property and the north; is the soil better in the one case than the other?—No, there is bad and good land in both parishes.

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Mr. William Ruddle Brown, called in; and Examined.

10879. WHERE do you reside?—At Broad Hinton, near Marlborough.

10880. How long have you known that district of country?—I have been a farmer there for 20 years, occupying one farm.

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10881. The same farm?—Yes, the same farm for 20 years.

10882. Are you an owner of land?—Yes, I am.

10883. In the same parish in which you occupy?—No.

10884. Where you reside you are only tenant?—Just so.

10885. Are you employed at all as a land-surveyor?—Occasionally.

10886. Have you been so for some time?—For the last four or five years, more or less.

10887. What district of country round your residence do you know well, a circle of how many miles?—The north part of the county of Wilts, probably better than any other, which are dairy as well as corn farms.

10888. Do you know the southern part of the county?—Not so well as the northern parts.

10889. Do you know Somersetshire at all?—No, not enough to give any opinion upon it.

10890. That of which you can speak is principally North Wilts?—It is.

10891. How much land do you occupy?—My farm is something more than 1,100 acres.

10892. What proportion of that is down?—About 200, I think, down and sheep pasture.

10893. How much arable?—About 600 acres of arable.

10894. Is there any water-meadow?—No.

10895. Is there any meadow?—Yes, the rest is made up of pasture, about 300 acres of pasture.

10896. Old lay land?—Yes.

10897. How much old lay which has not been broken up?—All maiden pasture.

10898. What is the quality of your arable land?—Principally strong wet land.

10899. Clay?—Yes, clay.

10900. What is the quality of your old lay or grazing land?—We have a mixture of clay and chalk; perhaps a field may be a portion of it clay and a portion of it chalk, which makes our farming rather difficult; we do not find a whole field of one description of land together.

10901. What will your grass land grow an acre; how many acres will it take to feed a beast winter and summer?—Three; I should think three acres would keep a beast on the meadow land, not on the sheep pasture.

10902. What is the extent of your flock?—From 1,200 to 1,400.

10903. Will your arable land grow turnips?—Yes, but not for winter feed.

10904. You cannot fold on?—No, we cannot keep the sheep on the land in the winter.

10905. You say you have occupied this farm 20 years; should you say that the district round you produces the same quantity of corn as it did 20 years ago?—Yes, quite as much.

10906. Does your own farm?—My own farm produces more than it did 20 years ago.

10907. Speaking generally of the farmers around you, you would say that the land in North Wilts produces as large a quantity of grain in average years as it did?—Yes, I think so.

10908. Is there as much labour employed upon the cultivation of the land in the district as heretofore?—I think rather more; that is, there are more labourers, but I think there is less labour done with a larger portion of labourers than there used to be; the labourers are numerous; we might probably get the same labour done by a less number by paying them higher.

10909. You are a tenant yourself, and to a certain degree have a feeling on the subject;

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subject ; should you say that the condition of the tenants is worse now than it was five or six years ago ?—I do not know that it is any worse than it was five or six years ago ; certainly the prices lately have been very low, and the tenants have been very much complaining.

10910. You had a good crop last year?—Yes, a very fair crop.

10911. Though the prices were low, the quantity was more than the average?—It was.

10912. Has not wool been good?—Yes ; it is selling well now.

10913. The price of butcher's meat is good, is not it?—Yes ; it has not been much under 6*d.* the pound.

10914. What price have you got for your lambs?—Our store lambs are not sold ; the fat lambs, where they have been pretty good, have sold for 8*d.* a pound on the average.

10915. What has your mutton sold for?—Very good mutton could be bought for 5*d.*, but lately it has been 7*d.*

10916. Will not it average 6*d.* for the year?—Yes.

10917. What would beef average?—Perhaps 5*d.*

10918. Have you sold your wheat this last year?—I have been selling up to the present time ; within the last two months I have sold 800 bushels of wheat at 6*s.* a bushel.

10919. What will your sales of wheat average throughout the year?—That I cannot say unless I look to it.

10920. Do not you post your farm book?—Yes ; I could tell from that if I had it here.

10921. What market do you sell in?—Devizes.

10922. What should you say your sales of wheat average throughout the year?—I suppose 6*s.* 6*d.*

10923. Do you grow barley?—Not much.

10924. Do you grow oats?—Yes, but not for sale ; principally wheat and beans.

10925. You rely mainly upon your wool, your wheat and your sheep?—Yes.

10926. Have you sold your clip of this year?—This year I am giving up my farm ; I ceased to hold since last Lady-day, therefore I have no wool to sell this year.

10927. What is the clip worth?—1*s.* 3*d.* a pound.

10928. Your meat has averaged about 6*d.*, your wheat 52*s.*?—Yes.

10929. What have your beans averaged?—Probably 36*s.* a quarter.

10930. The quantity was above an average, was it not?—No, I think not ; the wheat crop was above an average, but not the beans.

10931. You have given up farming?—I have.

10932. Had it ceased to be profitable?—Yes ; that was my reason for declining.

10933. Was your whole farm held under one landlord?—The whole, except the tithes.

10934. You took it in the year 1813?—Yes.

10935. Prices were very high then?—Yes, they were ; it cost me 8,000*l.* to stock my farm.

10936. When was your first abatement of rent after 1813?—I took the remainder of a lease for four years ; then I had a lease for 10 ; and I have gone on six years as a tenant at will.

10937. When was your first abatement of rent?—When I took my first lease, in the year 1817.

10938. What was your abatement on the rent, how much per cent.?—About 10 per cent.

10939. Taking into account the new take, you would say you got an abatement of 10 per cent. on the land you occupied in 1813?—Yes.

10940. You occupied from 1817 under a lease for 10 years?—Yes.

10941. Have you had a further abatement?—No, I have continued at the same rent.

10942. Have you sold your stock off?—Yes ; I have a crop on the ground which I shall have to sell when it is harvested. My rent ceased at Lady-day.

10943. Have you any objection to state what you got for your stock?—No, I have not the least objection ; but I shall not be able to tell till I have sold my crop that is growing : my calculation is, that I shall make 6,000*l.* of that which cost me 8,000*l.*

10944. After

10944. After this long holding of 20 years, your stock being now worth 6,000 *l.* which you gave 8,000 *l.* for, are you a richer or a poorer man, besides that 2,000 *l.*?
—I certainly am no richer; I think I have lost the 2,000 *l.*

10945. As the result of 20 years?—Yes.

10946. You have had your living off your farm?—Yes, I have.

10947. And that of your family?—Yes.

10948. And that is all it has done for you?—Yes, I think I have lost 2,000 *l.* I had at one time gained a little, but by the unfortunate year of 1822, and the unfortunate year of 1830, I lost about 4,000 *l.*, and that ran away with all my profit.

10949. The prices of the war naturally led to expensive habits; did you reduce your habits of expense as prices fell?—I never lived extravagantly, therefore I had no occasion to reduce them.

10950. Your habits have continued very much the same?—Yes.

10951. You have of course had an opportunity of observing the condition of your neighbours; do you think their condition has been much the same that your own has been?—I think so. I do not know many farmers who have gained anything.

10952. Where they have been frugal, and have adopted your course, they have held their own, or scarcely that?—Scarcely.

10953. The reduction of rent in your case since the war prices has been only 10 per cent.; has it been the same in other cases?—No; mine was not so high as many farms were let, consequently there did not require so much reduction. I know some farms which have had a greater reduction than mine; but the average reductions from war prices have been from 10 to 25 per cent.

10954. If things continue at their present prices, do you think the present rents can be maintained?—I do not think they can.

10955. What further reduction must take place, supposing wheat at 6 *s.* 6 *d.* to 7 *s.* a bushel, and so on, according to your idea?—At 6 *s.* 6 *d.* to 7 *s.* there must be a reduction of 15 per cent. I find all persons who can get out are withdrawing their capital; they will not keep on.

10956. Is the farm you are quitting let?—Yes.

10957. Is it let to a man of capital?—Yes, it is.

10958. Has he embarked in farming now for the first time, or is he an old farmer?—He is an old farmer.

10959. Is there any difficulty in letting land in your district?—There is a difficulty in letting land at the rate at which it has been used to be let.

10960. Supposing a farm came out the last year, has the landlord been forced to submit to a reduction of rent on the re-letting of this year as compared with five or six or seven years ago?—Certainly, they have been reduced.

10961. What sort of reduction for a seven years' lease?—Fifteen per cent. at least.

10962. Do you think the last letting will do at the present prices?—It may, I will not say it will not, provided the prices of sheep and wool keep the same as they are now.

10963. Supposing a farm let at a reduction of 15 per cent. this spring, you think that can be maintained?—Yes, if the prices of sheep and wool keep up.

10964. Do you ascribe the prices of sheep and wool to any particular causes?—Yes, I ascribe them to the effect of the great rot in sheep of the year 1830; in 1830 I lost 500 sheep in four months, and I sold 400 more at 3 *s.* 8 *d.* a-piece, 900 in all.

10965. Out of a flock of what number?—Out of a flock of 1,400.

10966. You think the increased price of wool and of mutton is to be ascribed to the diminished supply from that fatal year?—That is my opinion. I had been expecting this rise in the price of sheep before, but the season continued wet, and farmers were afraid to trust sheep on dangerous land; but now we have had some dry seasons, and farmers are beginning to stock this land again, and that has created a greater demand, and consequently a rise in price from short supply.

10967. Do not you think that the distress of the farmer has forced prematurely into the market parts of their breeding stock?—I am not aware of that.

10968. What is the condition of the labourers in North Wilts, are the able-bodied men mostly employed?—Generally in the agricultural villages, I think they are.

10969. When you began farming in 1812, what wages did you pay?—Nine shillings

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shillings a week in money, and we always gave our labourers beer, and generally they had their houses rent-free; the wages are now 8 s.

10970. The labourer has a reduction only of 1 s. a week?—Yes.

10971. Do you remember the prices of articles used by the labourer in 1812, and the present prices?—Yes, they are much cheaper.

10972. What is the effect of the reduction of wages to the extent only of 1 s. a week from his former wages?—His condition is better now than I have ever known it since I have known agriculture.

10973. Is he fed better?—Certainly.

10974. Is his clothing better?—Certainly.

10975. Is the furniture of his cottage better?—Every thing is better.

10976. Is he more contented?—That I will not say.

10977. What do you think upon that point?—I think he is not more contented; I fear his mind is too much occupied with politics; there are a great number of people going about the country disseminating very pernicious doctrines among the labourers and other classes, and that the state of society has not been improved by them.

10978. Their physical condition is better?—Yes, but their moral condition certainly is not improved.

10979. Had you fires and disturbances in your neighbourhood?—In my neighbourhood we had fires, though not very much in North Wilts. I am happy to say in my parish the labourers behaved themselves very wisely; they all willingly came forward to assist me in case of any dissatisfied people coming into the village, to prevent their doing me any mischief.

10980. You had some fires not far from you?—Yes, we had; my labourers all volunteered to keep watch nightly, to detect incendiaries.

10981. Have you a thrashing machine?—Yes.

10982. Did you keep it?—Yes, I have kept it.

10983. It remains unbroken?—Yes.

10984. Are there many more labourers out of employ than there were in 1812 in your parish?—There are more labourers; but I have made a sacrifice of property to keep them employed; I could have had my labour done at less expense than I had; and that is the reason perhaps why I have not gained so much as some others.

10985. From feeling you paid a higher rate of wages than your labour would allow?—No, I employed a greater number; I paid the same rate of wages as other persons.

10986. Do you think others from intimidation are doing the same thing?—I do not know that they are; I did not do it from intimidation.

10987. Do you think any farmers in North Wilts are employing a larger number than their profit will allow, from whatever cause?—Yes.

10988. Have the poor-rates risen generally in your district since 1812?—Yes, in all the parishes I know.

10989. Are there any parishes in which the Select Vestry Act has come into operation?—That has not been much acted on in agricultural parishes.

10990. Have you generally paid overseers?—Very seldom.

10991. Are wages paid out of the rate in North Wilts or not?—Yes; if a man has a larger family than he can support by his earnings he is paid from the poor's-rate, to make up a sufficiency to support them.

10992. A married man with two children is better off than a married man with one child, is he not?—No, I do not think that. There is a scale ordered by the magistrates, by which the labourers who receive money from the rates are paid; a man is allowed the price of a gallon of bread for each of his children and his wife, and two gallons for himself.

10993. An able-bodied man is receiving 9 s. a week from you; and he receives from the poor-fund, in addition to the 9 s. a week, if he has four or five children?—Yes, certainly.

10994. Though his wages may be 9 s. a week, with allowances and cottage?—Yes.

10995. Do they still have their cottages rent-free?—Yes.

10996. That is not the general practice in that district, is it?—It is not.

10997. Have the labourers certain portions of land attached to their cottages?—Yes, they have had within the last two years.

10998. Do

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10998. Do you perceive a good effect from giving them land?—Yes, their condition is bettered by it, certainly.

10999. It is more comfortable?—Yes.

11000. If any person should say that the labourers in North Wilts were in a degraded situation, compared with what it was before or during the war, should you say that was a true or a false representation?—I should say it was a false representation.

11001. Whether you consider their food, their clothing, or their physical condition?—I consider that their condition is better now certainly than it has been at any period since I have been a farmer.

11002. Have the county-rates and highway-rates risen in your parish?—Yes, they have.

11003. Has the county-rate risen much?—Yes; I think we pay about 70 l. a year to the county-rate from our parish; a rate is ordered every quarter sessions.

11004. What was the produce of your best wheat land in average years; how much an acre would it produce?—The best would produce about 24 bushels.

11005. Was it tithe-free or titheable?—Titheable.

11006. Was the tithe drawn in kind or compounded for?—We compound in our parish.

11007. Was it compounded for a period of years or annually?—Compounded annually.

11008. Who was the tithe-owner, the parson or the lay-impropriator?—Both.

11009. Which was best to deal with, the parson or the lay-impropriator?—That is a question I cannot answer, for I have had the management for the last 10 years for both; I have done what I thought right between them; they have both left the management to me entirely.

11010. They were both willing to leave the thing in your hands?—Yes, the vicar and the rector; we have had the same vicar for 16 years, and he has left the whole of it to me, that whatever I thought right he should be satisfied with; and the lay-rector has for the last six years done the same.

11011. Your best land would produce 24 bushels an acre?—Yes, on the average.

11012. What rent do you pay for that land?—Such land, I should say, 30 s. an acre.

11013. What was the composition for tithe upon that?—About 7 s.

11014. That is less than one-fourth?—Yes.

11015. If you had remained occupier, or been owner of the estate you farmed, would you have liked to have made that commutation permanent at 7 s. an acre upon that land?—I do not know that I should have objected to it upon the best land.

11016. Would there have been more hazard upon the inferior land?—Certainly; I could not have afforded to have given so much.

11017. What is the proportion upon the inferior land; what wheat would that bear an acre?—Probably 18 bushels.

11018. What rent were you standing at for that land?—I should say about 1 l.

11019. What was the commutation of tithe for that land?—About 5 s. 6 d.

11020. Would you have liked to have made that permanent?—Yes.

11021. As readily as the other?—Yes.

11022. Is that stiff clay land?—Yes.

11023. Do you think that at 52 s. a quarter it will pay to grow wheat upon that land?—There will not be any profit upon it.

11024. Would not you be in a great scrape if you were permanently forced to pay 7 s. an acre tithe for it, and it ceased to be profitable?—Certainly.

11025. The owner of that land would be in a serious scrape if he was bound to pay that?—I should perhaps say, what permanent price will there be for corn, before I say that the composition should be permanent.

11026. Has grazing paid you better than corn?—I have grazed very little; I have principally kept sheep and a little dairy.

11027. Until the December of 1830, upon the whole, should you say, from 1812 to 1830 your sheep or your corn cultivation have answered best to you?—My sheep. I had suffered before the rot in 1830, from the wet season of 1821; in 1822 I sold a great deal of wheat at 3 s. a bushel, damaged wheat.

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11028. You have ceased to be a rent-payer; you have had general experience in the last 20 years, in fluctuations of price and the fluctuations of value; setting aside the interest of the landlord, and speaking only for the tenants and the labourers, should you say that there is any evil more to be dreaded, with a view to the interest of the farmers and the labourers, than future fluctuations in price?—I do not comprehend the question.

11029. Supposing that the rent falls to the level of prices, and that the prices continue steady, is it not the interest of the farmer to have low prices which remain permanent to him, rather than fluctuating prices and higher rents?—As far as the interest of the occupier goes, if he can farm his land so as to get a profit upon it, it makes no difference to him what the rent is.

11030. Is not it better for him to have steady prices, with a fixed rent adapted to those prices, than fluctuating prices, sometimes high, sometimes low, and with unsteady rents?—If a man, on taking a farm, could exactly know the price he was to receive for his produce during the time he held it, he would know exactly what rent to give for it then.

11031. In all your experience, have you ever known prices, in a series of years, so steady as they have been the last five years?—Since the present corn bill has been in operation, the prices have not generally fluctuated so much as they had previously.

11032. Have you ever known them, since you have been a farmer, fluctuate so little as under the present corn law?—No; they have fluctuated less under that than at any other period.

11033. Upon the whole, to the farmer, and with a view to the interests generally of the labourer, is not steadiness in price a great advantage, if rent was adapted to that price?—Yes.

11034. But of all sorts of prices, the worst prices are low prices?—Certainly.

11035. That is to say, with high rents?—Yes.

11036. What is your market-town?—Devizes.

11037. Is that a manufacturing town?—It is not.

11038. It is dependent principally on the agricultural interest?—Yes.

11039. Are there many striking proofs of poverty in Devizes; has it become poorer than it was?—I am not aware that it has.

11040. Are the houses shut up, or the shopkeepers failing there?—No, I do not know that they are.

11041. Do you see any marks of distress in the town?—No, I cannot say that I see any particular marks of distress.

11042. Are they building any new houses?—Yes, the town is increasing.

11043. Are improvements going on?—I believe so.

11044. At how many years purchase does land sell in your neighbourhood?—About 28 years purchase.

11045. Did not it formerly sell for a greater number of years purchase?—Yes, 30.

11046. To what do you ascribe that fall of two years purchase?—I hardly know how to answer that question.

11047. Is there any anxiety in the country as to any change likely to take place?—There is an anxiety in the country as to changes likely to take place, for farmers are very anxious to know what prices they may expect.

11048. Do you think that people do not like to buy land till they know what its value is likely to be?—Probably the difference in the number of years purchase on land is regulated by the value of money.

11049. You think there is an anxiety in the country on the subject of the corn laws?—Yes, I am quite sure people are anxious to know whether the present corn bill is to continue.

11050. Would it cause a great apprehension if it was supposed it was likely to be altered?—If it were certainly known that the present corn laws were to be altered, I think it would make a great reduction in the taking of land; people expect if this corn law is done away a worse one will follow; that is the general expectation.

11051. What is the poor-rate in your county?—It averages from 2 s. 6 d. to 4 s. upon the rack-rent.

11052. On a farm of 600 acres of arable land, what would your poor-rate amount to?—I can state what it amounted to upon my whole farm: I was rated nearly at the rack-rent, and I have paid four rates in the year of 1 s. each.

11053. Were there other tenants in the parish besides yourself?—Yes; there were other farmers in the parish; about half our parish is dairy land.

11054. Have

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11054. Have you ever tried the labour-rate in your parish?—No.

11055. Has it been tried in your neighbourhood?—No, it has not: I have tried and succeeded in getting an equitable division of the labourers for two or three years.

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11056. How did the grass-farmers and you come to an agreement, some having a great deal of arable land and comparatively little grass, and others having comparatively much grass and little arable?—I made a scale, putting the farms that were wholly tillage to take one labourer for every 40 *l.* rent; of farms that were about half tillage and half dairy, one labourer for every 50 *l.* rent; and where the farms were wholly dairy, one labourer for every 60 *l.* rent.

11057. Did the grass-farmer consent to that?—He did, and took his proportion.

11058. Did it continue to work for some time?—It remained during the whole of the winter when the labourers were wanting employment; it continued three seasons.

11059. And the grass-farmers continued to acquiesce?—They did.

11060. And that gave satisfaction?—Yes; and we employed all the labourers.

11061. That was of the nature of a voluntary labour-rate?—In a labour-rate, if a man refuses to employ a labourer he must pay him.

11062. Do you think that a compulsory labour-rate would be advantageous to the country?—I have not the least doubt it would.

11063. The arable farmer being compelled to take his labourers during the winter, it would operate beneficially to his land?—He must be a bad farmer who could not find something advantageous for his labourers to do.

11064. Has any disposition to emigrate appeared in your neighbourhood?—No.

11065. Neither of the labourers nor the farmers?—No.

11066. In your opinion, if rents were reduced, as you say, from 10 to 15 per cent., and prices remained as they are, would things go on pretty smoothly?—Yes, if we could insure 7 *s.* 6 *d.* a bushel, or not less than 7 *s.*

11067. You were understood to say with respect to rent, that last year there had been a reduction of from 10 to 15 per cent., and that you thought it might stand at that, wheat ranging from 50 *s.* to 56 *s.*?—It must not be lower than 56 *s.*

11068. Fifteen per cent. will not do at 50 *s.*?—No, if prices are to be lower than 56 *s.*

11069. What should you say is necessary?—Ten per cent. more reduction.

11070. Are you to be understood to say that rent has been reduced since the war from 15 to 25 per cent.?—No, not generally to that extent by any means; probably 15 per cent.

11071. Supposing prices to range from 50 *s.* to 56 *s.*, what must be the gross reduction from the whole rent in your opinion?—Thirty per cent. from war prices.

11072. Do you mean to say 25 has been reduced?—No, not generally.

11073. You think 30 per cent. is necessary from the year 1814 or 1815?—Yes, according to circumstances.

11074. What do you take the war price to be?—Something above 10 *s.* a bushel.

11075. Do you think that the farmers under the present system of management pay sufficient attention to their labourers, or do you think the change of system from the servants living so much in the master's house is advantageous?—I think that if the farmers paid more attention to the labourers they might benefit them in various ways. I have succeeded in getting a savings club in my parish; I have tried it for seven years; I called it a seven years' savings club; I got 26 members, and those 26 members, who were principally labourers and small mechanics in the village, saved 320 *l.* in that time, which I divided amongst them last January.

11076. What did they generally do with that saving, did they lay it out judiciously?—I believe they did very judiciously; one in particular, a servant of mine, gave me his share, which was 5 *l.*, to put into the savings bank for him. The labourers were very much pleased with this sum they had saved almost imperceptibly, for paying such small sums, they found very little inconvenience. They said, if we had not paid it to you, probably we should have spent it at the public-house.

11077. It was placed to their account?—I was their treasurer, and I placed it in the savings bank; there it remained at compound interest until the end of seven years: I distributed it amongst them last January. I proposed, as they were so much pleased with those seven years' savings, that they should commence another club,

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club, and the number increased from 26 to 111, from whom I receive 17 *l.* a month, which I take to the savings bank at Marlborough. Some of the members live in adjoining parishes.

11078. Are all those day-labourers?—Principally day-labourers and small mechanics.

11079. Have you observed a good effect produced by this in respect of moral habit?—I have observed a very good effect; I believe since the last club was established many who used to go to those horrible places, the beer-shops, are now staying away.

11080. Have the beer-shops produced a bad effect?—Very bad indeed.

11081. Have you observed great drunkenness within the last three or four years?—Much greater than there had been before there were beer-shops. I pay attention to the parish in which I reside, and I know the habits of every man in the parish and their circumstances, and I attribute to that, in a great measure, the handsome way in which they served me when the rioting took place in 1830.

11082. You ascribe that to the attention you have paid to their little concerns?—I have not the least doubt of it.

11083. You think it is for the interest of the farmer to pay that attention?—Yes.

11084. You think the farmers have since late events begun to feel it their interest to pay that attention?—I think they have.

11085. You think more attention has been paid?—I am sure that more attention has been paid since that time to the comfort of the labourers.

11086. Have you known men who were sober, who have become drunkards since the beer-shops have been established?—I have known that a great deal more of the labouring classes' earnings have been spent on beer than ever were before those beer-shops were established.

11087. Is there without them, convenience for a labouring man to obtain beer for his dinner?—I have myself given my labourers beer, though it has cost me an immense sum for my malt bill every year; but still I know a man cannot work well without beer, and I wish as much as possible to keep my labourers away from the beer-shops.

11088. Your practice of giving beer not being general, and as you say the labourer must have his beer, is it not convenient that he should have the means of getting beer to drink on his premises or in the fields?—It is clearly a convenience; he should be able to buy beer; but I have no hesitation in saying that since the beer-shops have been opened, and the beer duty taken off, the labourer has had a worse description of beer, and has paid quite as dear for it.

11089. Do you think the labourer would not be very jealous at those beer-shops being put down?—Certainly not; there would remain a public-house, where a man might get supplied if he wished it.

11090. Is not the effect of competition to make the liquor better?—That was supposed to be the case, but it has not been so. I thought when the beer-duty was taken off, the competition of the brewers without duty would reduce the price, and my labourers would have a cheaper beer; but I say, without the least fear of contradiction, the labourer has a worse description of beer, and at the same price he had before the duty was taken off.

11091. Is he aware that they would not be jealous of the monopoly being restored to the public-house?—No, I am trying all I can to ruin the beer-shops, by inducing the people to bring me their savings.

11092. Would the labourers in your neighbourhood, if the law were to abolish the beer-shops and restore only the public-house, be likely to complain?—They would like it quite as well. The greatest possible relief that could be given to the agricultural labourers, would be by putting on the beer duty again, and taking off the malt duty, which would enable them to make or buy small quantities of malt, and brew their own beer.

11093. Do not you think if that were the case the farmers would be more ready to give their labourers beer in agricultural districts?—I am quite sure of it; it is nothing but the high duty which has kept them from it; the taking off the beer duty has been no relief to the agricultural labourer.

11094. What do you think the people of Devizes would say to the putting on the beer duty again?—Probably if the malt duty were not taken off at the same time they would complain; but if the malt duty were taken off, I am sure they would rejoice.

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Martis, 2^o die Julii, 1833.

THE RIGHT HON. SIR JAMES GRAHAM, BART.

IN THE CHAIR.

Mr. *Harvey Wyatt*, called in; and Examined.

Mr. *Harvey Wyatt*.

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11095. WHERE do you reside?—In Staffordshire.
11096. In what part of Staffordshire?—At Acton Hall, near Stafford.
11097. Your father has long been employed extensively as a land-surveyor, has he not?—Yes, as a land-agent and land-surveyor.
11098. You have been brought up under him, and resided with him?—I have.
11099. How long have you been employed under your father?—About 14 years.
11100. In surveying and managing estates in that county?—Yes, in general land-agency.
11101. You father is agent for Lord Lichfield?—Yes, jointly with myself.
11102. Are you employed as agent for any other estates in that county?—Yes.
11103. Will you name the estates?—The estate of the Vice-Chancellor, Sir Launcelot Shadwell, Viscountess Chetwynd, Mr. Dives; these are all in Staffordshire.
11104. Are you employed in any adjoining counties?—In Derbyshire, for Sir Henry Every, and generally in land-valuing.
11105. Have you been employed by the Bishop of Lichfield or the Dean and Chapter of Lichfield in valuing tithes?—My father has; I have never executed any business for the Bishop of Lichfield myself, but I have been employed in the valuation of tithes extensively in the county of Stafford.
11106. Do you know anything of the county of Warwick, or is your knowledge principally confined to the counties of Stafford and Derby?—Principally to the counties of Stafford and Derby.
11107. Within the last 14 years have you observed any marked change in the agriculture of those counties?—Yes, I should say there is a decided change; that the condition of the land is deteriorated, especially within the last three or four years.
11108. Does that observation apply to the land of all qualities, or to any particular soils?—It applies to land generally, but especially to poor land; and to poor strong land more peculiarly.
11109. Has the produce of land of this description diminished?—Certainly; the produce has diminished, because the land is in less artificial power than it was.
11110. Does that arise from its having been more ploughed, or less well cultivated?—Less well cultivated, generally.
11111. Has less labour been bestowed upon it?—Yes.
11112. There is a good deal of stiff clay land in Staffordshire?—Yes, a considerable portion of the county of Stafford is of a strong nature of soil.
11113. Does it require much attention to keep it dry?—Yes; and much capital has been expended both by landlords and tenants in under-draining the land generally throughout that county where it was required.
11114. Unless the watercourses were kept open, and annually attended to, that is money thrown away, is it not?—Decidedly so.
11115. Do the tenants on the stiff clay land scour their ditches and open their watercourses so attentively as heretofore?—Not so, generally; but that is of such main importance to the tenants of such land, and is attended with comparatively little expense, that if they neglect it, after having expended capital in under-draining, they must be on the road of ruin.

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11116. Have you seen any such neglect on the part of the tenants on the stiff clay soil?—Yes, occasionally, but not extensively.

11117. You have observed, extensively, a deterioration in the cultivation of those stiff lands?—Yes.

11118. What are the circumstances which mark that deterioration?—It is occasioned by want of capital; less labour is employed, and less artificial manure is used.

11119. And more cropping?—Yes, and more cropping.

11120. Speaking generally, should you say that the gross produce in the county of Stafford had decreased in the last 14 years to a considerable extent?—I should say not in the early part of the last 14 years, because a great quantity of land had been brought from a state of waste into a state of cultivation; but on the cultivated land of the county I should say a decrease of produce has taken place, particularly during the last five years.

11121. In average years?—Yes.

11122. What on average years is the produce per acre of wheat on those stiff clay lands?—I should think about 14 bushels an acre on the average now.

11123. What should you say it was 14 years ago?—About 18.

11124. A diminution of more than a fourth?—Yes, on that description of land.

11125. What is the rent generally now on that description of land?—About 15*s.* an acre; but I should observe that that varies very much from situation and circumstances; from its contiguity to water-carriage, to lime, to coal, and to good roads, the rent would vary to the extent of 5*s.* an acre, according to the situation and circumstances of the land.

11126. It would range between what prices?—From about 12*s.* an acre to 18*s.* I should think.

11127. Is it titheable?—Free from tithe at the price I am speaking of, but I am now alluding to the very worst description of strong land in the county.

11128. Is the greater part of this land tithe-free?—A considerable part is tithe-free.

11129. Is much of the land in the county of Stafford tithe-free?—Yes; but I cannot speak positively to the extent.

11130. Is it covered by a modus, or entirely free?—Some land entirely free from all tithes; some from hay tithe and agistment tithe, but subject to corn tithes; some covered by a modus in lieu of all tithes; some covered by a modus in lieu of portions of small tithes.

11131. In the county of Stafford there is a great deal of tithe-free land?—Yes; I cannot state the proportion; perhaps half the county is tithe-free.

11132. The land you describe as ranging from 12*s.* to 18*s.* an acre, is tithe-free at that rent?—Yes, for the worst description of land.

11133. If that were titheable, what deduction would that make from the rent?—About 5*s.* per acre for arable land.

11134. Does it bear that proportion to the rent?—Tithe being a part of the gross produce of the land, there is not that distinction between the titheable value of good land and poor land as there is between the rental value; tithe takes a greater portion of the tenant's capital on poor land, and therefore bears heavier on land of this nature.

11135. On this land it would bear the proportion you have stated to the rent?—Yes.

11136. When you say that the rent of this land ranges from 12*s.* to 18*s.* an acre, according to the situation, 14 years ago what was the rent?—I should say 5*s.* an acre more.

11137. A reduction of nearly 25 per cent.?—About that.

11138. Has there been any reduction of rent, speaking generally, on this land for the last four or five years?—Not generally since the year 1828; the reductions had taken place principally before that time.

11139. What was the period when the principal reductions took place?—From 1819 to 1828.

11140. Though you were not practising yourself, have you reason to know whether before 1814 any reduction of rents had taken place in Staffordshire generally?—Not generally; in 1819 and 1820, and 1821 and 1822, were the seasons in which the rents were, generally speaking, reduced, especially in 1821 and 1822.

11141. Speaking generally of the counties of Stafford and Derby since the war,

to what extent have the landlords submitted to a reduction?—I should think, generally, about 20 per cent., varying of course according to circumstances; but I should say that would be the probable average reduction.

11142. The reduction has been larger upon the inferior soils than on those of higher quality?—There has not been that discrimination in the reduction of rents which there ought to have been; the reduction has been too generally indiscriminate; that is one reason why the tenants of inferior lands, and especially the poor cold strong lands, suffer more than those of a better description of soil.

11143. Are the tenants of cold clay lands suffering much at the present rents?—Yes.

11144. Have prices been steady for the last four or five years?—Remarkably steady; taking the average of the year, I never remember them so steady.

11145. Have you heard your father make any remark upon that?—Yes; I have heard him say he never knew the price of the produce of land so steady as it has been the last five years.

11146. What has been the length of your father's experience?—Forty years.

11147. If the prices of the last five years continue the average prices, do you think the present rents of cold clay lands in Staffordshire can be maintained?—I think not; speaking not only of the cold clay lands, but of all land, the average reduction of 20 per cent. on rents, considering also that a reduction took place in the tenant's outgoings, did not meet the fall in the price of produce from the price at which land was valued at during the years of war, namely, 80s. a quarter, and the prices to which produce fell from 1819 to 1828, namely, wheat to 63s. a quarter, the pivot point of the present corn laws.

11148. Twenty per cent. reduction having taken place, to what extent do you think that reduction must be carried further, the average price of the last five years continuing?—I should say, that in addition to the 20 per cent. that has been already reduced upon the general rent of the county, another 10 or 15 per cent. reduction will be necessary to be made to meet the price of wheat at 63s. a quarter.

11149. If the prices of the last year should be the future prices, and not the average prices of the last five years to which you have just referred, what reduction, in your opinion, would then be necessary?—If that were the case a very much greater reduction would be necessary, especially if the outgoings of the tenant do not fall in proportion, which there is no chance of.

11150. What should you say was the point of reduction necessary, if the prices of the present year be steadily the average prices in succeeding years?—I think on good land, in the county of Stafford, if 52s. a quarter were the price of wheat, even then, considering that the outgoings would be reduced in a certain measure, not less than 30 per cent. would be the necessary reduction.

11151. If you were employed to value a farm for a gentleman, with the experience you have had of the last five years, to be let for a seven years' lease, what is the price of wheat you would adopt as the scale of your valuation?—Looking at the present state of things, I could not value at a higher scale than now exists; considering that the average for the last five years had been only 62s. 11d., and that during the period when there has been a decrease of the produce of the land in this country, (for during those five years we have not had average crops, perhaps with the exception of 1830, which must be considered doubtful,) therefore I should say, as 52s. is the price of produce now, although there was so little corn on hand previous to the harvest of 1832, we have no reason to expect a higher average price than that which now exists. If we have average seasons we cannot expect a higher average price, considering the increased importation likely to come in from Ireland, therefore I could not value land at a higher rate than upon the scale of the present price of 52s.

11152. If a farm had just come out of a seven years' lease, fairly let according to the then times' prices, and you were to be employed now to value it, you would recommend, as between landlord and tenant, a reduction of 30 per cent. upon that farm?—Yes, on a good farm: the reduction of rent must vary according to the nature and circumstances of the soil; on some land the expenses are greater than on others, and if there be not a correspondent reduction in the outgoings of the tenant it must fall on the landlord ultimately.

11153. You would recommend that on a farm of good land, you say, but on a farm of cold clay land what would you recommend, on a scale of the present prices, which you would think the only safe criterion?—I should think not less than 60 per cent.

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11154. Do you think it would average as much as 52 s. per quarter, that being the price in this year immediately following three or four years of scarcity?—The produce of last year was abundant—that must be taken into consideration—more than an average produce; but I am speaking of average years. If we were to have three or four years with the same amount of produce we had last year, I should say the price of wheat would fall probably to 46 s. or 48 s. a quarter.

11155. Are you speaking of the crop of Staffordshire, or of the country generally?—Of the country generally; the produce in Staffordshire was not so great as in most other counties; the crop fell before the harvest, and therefore was not a yielding crop in proportion to the bulk of the straw on the ground.

11156. You say that under the present law, and taking the average of the present year, on a farm coming out of lease you would recommend a reduction of 30 per cent., and on the cold clay land a reduction of 60 per cent.?—Yes; I have had various occasions to ascertain the result on land of varying fertility, and that is the reduction I find generally to be necessary.

11157. In point of fact, have not farms of both qualities come out of lease, or been to be let in the course of last spring in Staffordshire?—Yes, some farms have been let during last spring.

11158. Of both qualities of land?—I have no doubt there has.

11159. Has any such reduction, in point of fact, as that which you alluded to been submitted to by the landlord or demanded by the tenant?—Not quite to the extent I have now mentioned; we know it is some time before things find their level; neither landlords nor tenants would be aware of the necessity of so great a reduction at once, until they had learnt it by experience; but that very great reductions have taken place in letting the poor lands this spring I am fully aware; as much as 40 per cent.

11160. You state that, according to the best of your recollection, speaking generally, the average of reductions submitted to by the landlords does not exceed 20 per cent.?—Yes.

11161. Does that include the lettings of last year?—No; previous to the year 1828, calculated on the scale of 63 s.

11162. Can you point out any great reductions in the letting of considerable farms exceeding that 20 per cent. last year?—I have known some instances of from 30 to 40 per cent. reductions in the rents in the lettings of last spring.

11163. As contrasted with what former lettings; the lettings of the war?—Not the lettings of the war, but the price which valuers generally took during those years; the price of 80 s. a quarter, which was the scale on which rents were fixed from 1805 to 1818.

11164. Would your father adopt the same scale as you have stated if he were to value between landlord and tenant; would he fix 52 s. as the scale of price?—Yes, he ought to do it, and I have no doubt he would.

11165. Then he would concur with you?—Yes.

11166. At what would you put barley?—At 25 s.

11167. Oats?—Nineteen shillings and 20 s. All corn at the present prices.

11168. You mentioned that the question of rent would depend a good deal upon the state of the other outgoings of the farmer; what were the outgoings to which you particularly alluded?—Parochial rates and labour are the great outgoings of the tenant, independent of rent.

11169. Have the parochial rates risen much in Staffordshire and Derbyshire within the last 14 years?—They have risen, but not very greatly.

11170. Staffordshire is a manufacturing county?—Yes, it is.

11171. Speaking of agricultural districts, what should you say was the poor rate in that district?—About half-a-crown in the pound.

11172. You say a very considerable portion of Staffordshire is tithe-free or under modus?—A considerable part of it.

11173. Where it is titheable is the tithe generally collected in kind or compounded for?—Generally compounded for, but in some instances let from year to year, under a valuation of the crops every year.

11174. You put the poor-rate at about half-a-crown in the pound; at what would you put the tithe per acre?—The tithe in Staffordshire varies from 4 s. to 6 s. an acre, with the quality of the soil; the highest instance I know of tithe in Staffordshire, and upon the finest land in the county, is 6 s. an acre; in other districts of the county, where the land is of an inferior quality, about 4 s. an acre; that is a considerable reduction from the tithe formerly paid.

11175. Where

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11175. Where it is 6 s. an acre, what is the rent upon the land?—In that parish when it is 6 s. an acre, I should consider the average of rental about 35 s. Mr. Harvey Wyatt.

11176. The tithe is between a fifth and a sixth?—Yes.

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11177. You have mentioned the average reduction of rent in Staffordshire as being about 20 per cent. since the war, what should you say the reduction of tithe has been?—The reduction of those tithes that have been annually valued has been great; I have known some years where it has varied 50 per cent. between the value during the war and the value since. In a large parish of about 6,000 acres, which I am in the habit of valuing every year, I have known the tithe reduced 50 per cent.

11178. That would be on account of the inferior quality of the crops for that year probably?—No, in consequence of the difference in the price of produce.

11179. What should you say had been the reduction in tithe since the war compared with the reduction of 20 per cent. on rent?—I think the reduction in tithe has been from 15 to 25 per cent. The reduction has been about so much as on land on tithes fixed on a composition. Where tithes have been annually valued, the reduction will vary with the value of the produce.

11180. Tithe and rent have, in your opinion, kept their relative proportions?—Yes; pretty nearly so.

11181. Have the wages of labour fallen much in Staffordshire?—Yes; they have fallen from about 13 s., the war price of labour through Staffordshire, to the present price, which is 10 s. a week.

11182. Does the labourer receive any advantage, except the money payment of his wages?—Nothing but beer.

11183. At all times, or only at harvest?—At all times; to the regularly employed labourers there is a regular allowance made by the farmer to his labourer.

11184. At what do you calculate the value of the daily allowance of beer?—At the present price of malt, about 1 s. a week: I am now speaking of the regularly employed labourers, who are, generally speaking, the best description of labourers.

11185. When you mentioned 13 s. as the war wages, was the allowance of beer the same as at present?—Yes; two quarts a day is the general allowance to labourers.

11186. Allowed not in money, but in the quantity of beer?—Yes.

11187. You mentioned that the poor-rates had not much increased in Staffordshire, but that labour employed on land had greatly diminished; how do you reconcile those two circumstances?—The poor-rate has increased, but not to the extent as in some counties: there has been a great employment of labour, generally speaking, in the county on the roads, which has taken off the surplus labour not employed by the agriculturist. There has been a great improvement, generally speaking, of the roads in Staffordshire.

11188. Though the poor-rate has not increased, has the highway-rate in Staffordshire increased much?—It has increased considerably.

11189. Within what period?—Within the last 10 years; since the M'Adam system of road-making has been introduced, since which more labour has been employed upon the roads.

11190. Has the highway-rate increased much since the diminished cultivation of the cold clay lands begun to show itself?—Certainly; I know many instances where the labourer, unemployed, used to be thrown upon the poor's-rate, now he is employed upon the highways.

11191. You mentioned as one of the circumstances which very much affected the rent of the cold clay lands the circumstance whether there were good or bad roads; an improvement of the roads by the highway-rate will have a direct effect on the lands?—Yes, to a certain extent.

11192. Have the roads improved the last two or three years?—A farm would let higher under the same circumstances than it did when the roads were in a very bad state, if there were no difference in the price of produce.

11193. Have you many agricultural labourers out of employ in the winter in Staffordshire, excepting those employed on the roads?—No, not a great many; because the roads have taken, as I said before, a great deal of superfluous labour which the farmer's circumstances would not allow him to employ. I wish to be understood, I consider that there has been an increase in the poor-rates, but not so great as in many other counties.

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11194. Are wages paid out of the rates in Staffordshire?—Very rarely; there are instances of it, but a better system obtains in the management of the poor generally.

11195. Does a married man receive any increased allowance on the birth of each child?—No, I do not know any instances of that.

11196. The system of roundsmen is not known?—Here and there are parishes where they send their unemployed labourers round from one farmer to another, but it is not a general system.

11197. Is much attention paid in Staffordshire to the management of the parochial poor?—I think very much, particularly the last two or three years; since the farmer has felt the pressure of his circumstances more, he has attended more to the management of the poor, to keep down the rates as much as possible.

11198. Is the Select Vestry Act in general operation?—In pretty general operation.

11199. Have you paid overseers?—No, not generally paid overseers.

11200. The farmers take that office in succession?—Yes.

11201. When your father and you manage an estate, are you desirous to introduce the select vestry in parishes where it is not introduced?—Generally speaking, it is introduced in Staffordshire.

11202. The occupiers are satisfied it is for their interest to introduce that measure?—Yes, they are.

11203. Your own experience of the condition of the labourer does not extend much beyond 14 years?—No, it does not.

11204. Your father's experience exceeds 30?—Yes.

11205. Speaking first from your own experience, can you say that the condition of the agricultural labourer in Staffordshire is better or worse within the last 14 years, considering his wages, and the prices he pays for the articles he requires?—I should say he is in a better condition the latter part of the 14 years than he was in the earlier part of it.

11206. His wages have not yet fallen above a seventh?—No.

11207. What has been the average fall of the articles he consumes, corn and so on?—For 15 years, from 1805 to 1820, the average price of wheat was 86 s. a quarter, then the price of labour was about from 12 s. to 14 s. a week, since that period the price of corn has fallen more than 25 per cent., from that price to 63 s. a quarter, and his wages are 10 s. a week.

11208. Will not something like the same scale apply to the other articles he consumes?—Yes, very much; the fall in the prices of the other produce of the land has fallen very much in proportion with the prices of corn; the produce of grass land with the produce of arable land.

11209. Do the labourer's family live more comfortably than they did?—Yes; the labourer has more surplus to expend in the necessaries of life, after the purchase of his bread.

11210. Is the effect of this perceptible in the furniture of his cottage; is it better furnished than it was?—Yes, I think their general comfort has increased.

11211. Do they wear better clothes?—They wear finer clothes, certainly.

11212. Have they land attached to their cottages generally?—A good garden in the agricultural districts, and especially when they rent their cottages under large proprietors. The condition of the labourers, generally speaking, is better upon large landed estates than upon smaller ones, from the circumstance of their occupations being cheaper.

11213. Do you recommend that the cottager should pay rent to the head landlord, or to the tenant?—To the head landlord.

11214. Does that make a difference?—It makes a decided difference in the comfort and feelings of a poor man.

11215. What is the rent generally paid in Staffordshire to the head landlord for a cottage and garden such as you describe?—Where he rents under a large landed proprietor the rent varies according to the nature of his cottage, from 10 s. to 50 s. and 3 l., with a very good garden to it.

11216. Should you say that, generally speaking, the circumstances of the labourer were more easy when he was on the estate of a large landed proprietor, holding his cottage from him?—Decidedly; in every part of the kingdom the difference has been perceptible.

11217. Their comfort is greater when they are tenants under a great proprietor?—Yes;

—Yes; generally speaking, the tenant is under better circumstances, and the labourer under better circumstances. Mr. Harvey Wyatt.

11218. You do not confine that observation to the labourer?—No, I extend it to both. 2 July 1833.

11219. Turning from the condition of the labourer to that of the tenant, should you say the tenant had become much poorer the last four or five years?—The capital of the tenant has diminished, even on large landed estates; the depression of the price of produce has been out of proportion to the reduction in his outgoings, so that he has not been able to meet his engagements without entrenching upon his capital. His outgoings have not fallen in proportion to the fall in the produce of the soil.

11220. Do you see a difference in the condition of the tenant having a farm of mixed kind, some arable, and a considerable proportion of grass, as compared with the tenant who has all arable?—The tenant of a farm of a mixed soil, with a fair proportion of pasture and meadow land, is certainly in a better condition, generally speaking, than those who are the tenants of farms that are chiefly arable; as the produce of his farm is of a varied character he is more independent of the variableness of seasons, and the variableness of price. The quantity of the produce of grass land and arable land is not regularly in proportion, neither is the price, though the prices of the produce of grass land and arable land, on the average of two or three years, keep their proportions.

11221. You have stated that you and your father both observe that the price of corn has been remarkably steady the last four or five years; did you make any observation on the price of meat bearing steadily a higher relative proportion to the price of corn?—Yes, it has; but that has arisen from the circumstance of a general loss in the flocks of the farmers; that has raised the price of meat.

11222. When did that loss occur?—In the wet seasons of 1828 and 1829, and in 1831; in 1828 and 1829 especially.

11223. In more than one year in Staffordshire that loss of sheep occurred?—Yes; it has not been so extensive in Staffordshire as in many other counties, but it has operated generally through the kingdom and affected the price of meat in Staffordshire.

11224. You ascribe the higher relative proportion of meat to wheat to this general loss of the stock of sheep?—Yes, and to another circumstance: I think that the distress of the tenants has induced them to bring their cattle prematurely to market, to make good their engagements. I think, generally speaking, farms are not so full of stock as they used to be.

11225. Have the breeding stocks been disposed of from any necessity to meet their rent?—Yes.

11226. That has operated upon the supply of live stock?—Yes.

11227. Very considerable manufactures are carried on in Staffordshire?—Yes.

11228. Does the farmer in Staffordshire feel very quickly the effect of a reviving trade; when trade is good does the demand for his produce sharpen?—Generally speaking, it does; it has not been very perceptible at present, though the trade of the country is very much improved; we have not felt the advantage of it in the price of produce of the land generally yet.

11229. Is there not a brisker demand for butter and meat, and the general produce of the land, when trade revives?—Yes.

11230. It is felt perceptibly?—Yes, certainly perceptibly.

11231. You say that a farm of mixed land, with a considerable proportion of grass and some arable, has generally done better to the farmer than all arable; will you compare a farm of all arable of good land with a farm of all arable of a stiff clay kind?—As to land that is partly grass and partly arable, the condition of the tenant, generally speaking, upon that description of farm is better, for he is able to keep his farm in better condition at less expense, from the circumstance of his having a portion in grass land, which does not require manure, therefore he is able to keep the arable in better condition at less cost; but with regard to the occupier of good arable land and the occupier of grass land, the difference is not so perceptible as it is between the occupier of good arable land and of bad arable land.

11232. The difference is greater between the two tenants of the two kinds of arable land?—Yes.

11233. The difference of rent does not make up for the difference in the cost of production?—No.

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11234. Do you know any land of this description which has gone out of cultivation in Staffordshire?—No; Staffordshire being a large manufacturing district the markets of that county are better than those of other parts of the kingdom, in consequence of there being a constant demand for the produce of the soil, and rather a better average price in Staffordshire and Derbyshire than in other parts of England.

11235. When there is a farm out of lease, is not there always some person ready and willing to bid for it?—Within the last two years there have been many farms on hand in the county. There has been a difficulty in letting farms for which a few years ago there would have been a number of applicants.

11236. Do you know any unoccupied, or forced upon the hands of their owners?—Yes, I do.

11237. Under your management are there any farms thrown back upon the owners?—We have not the misfortune on the estates we have anything to do with to have any farms on hand, but I should say on the estates of small proprietors I know instances of this being the case; I cannot say I know an instance on an estate of a large proprietor in the county of Stafford, because I consider that the reduction of rents has been greater on large estates than on smaller estates; the means of a large landed proprietor, generally speaking, being greater, he has been enabled to make the reduction of rent more extensive.

11238. You are employed on sales of land occasionally?—Yes.

11239. If land has been offered for sale in Staffordshire within the last year has it not been found impossible at the rent of the last four or five years to obtain a purchaser?—To obtain a purchaser paying the same number of years' purchase on old rents, no, nor rents reduced 20 per cent. since the war.

11240. Was this spring the first time you have discovered that reluctance?—More decidedly since the price of produce has fallen.

11241. Till the last year what number of years' purchase could be obtained on the rents reduced 20 per cent. since the war?—That would depend upon the situation of the property, but land in a good situation about 30 years' purchase.

11242. This year how many years' purchase would you obtain on rents reduced 20 per cent. since the war?—About 27 years' purchase.

11243. That is rather more than 30 years' purchase, upon an estimate of rent, which you think should be calculated on 52 s. a quarter, the reduction being calculated on the 63 s.?—There is a great mass of unemployed capital in the country, and that operates somewhat in keeping up the purchase value of land beyond the level of the value of produce.

11244. The sale-price of land has not much fallen in Staffordshire?—No, about three years' purchase; but the change from 63 s. to 53 s. a quarter has been so short that we cannot tell what the effect may be if that price continues a longer time; I am speaking under circumstances so recent.

11245. You have not known any quantity of land which has fetched more than 27 years' purchase this year in Staffordshire?—None, in point of fact, on a property of any considerable extent; indeed there has scarcely been a sale of any important property in Staffordshire lately: Staffordshire is a county where the land has always sold as well as in any county in the kingdom.

11246. Near what town do you reside?—Near Stafford.

11247. Is that dependent on manufactures?—Yes, to a certain extent, there is the trade of shoemakers carried on there.

11248. Is Stafford become a poorer town than it was?—Yes, I think so; all towns not dependent on trade, but dependent on agriculture, are decidedly so; the difference in the town of Lichfield is very great from that circumstance, and the tradesmen complain.

11249. Lichfield is dependent on the agricultural interest, and not on manufactures?—Yes.

11250. Do you see any marks of decay in Lichfield?—The tradesmen generally complain that they have not the same demand for their articles as they had, in consequence of the farmers not having had the means of laying out the money with them which they once did.

11251. Do you think that if the present state of things continues there will be many failures among the farmers?—Yes, many will become insolvent.

11252. If 200 acres were on sale now within three miles of Lichfield, do you think it could be bought at 30 years' purchase at the present rents?—Yes, upon the present rent; but land in the neighbourhood of Lichfield is peculiarly well situate

situate for sale; there is no land in the county of Stafford which would sell higher; the land generally is exceedingly good; it is, in fact, the garden of the county. *Mr. Harvey Wyatt.*

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11253. You know all that line of country between Lichfield and Burton?—I do.

11254. Do you know of any land on sale near Whittington and Streaty Hay?—Yes, at Whittington; I think that would sell for 30 years' purchase, but at Streaty I think not; the nature of the soil is different.

11255. Do you think you can buy land in Whittington at 30 years' purchase?—Yes, I think so, if 200 acres were to be sold.

11256. With respect to the land three miles from Lichfield, which you say would sell at 30 years' purchase, would you consider that a fancy price?—No; I should not.

11257. What would the land three miles from Lichfield have sold for three years ago?—I think there would be five years' purchase difference.

11258. Do you think any large estates near Lichfield would obtain 30 years' purchase, or are you speaking only of a small detached farm?—I know there are no large estates likely to be sold; but I should say that a large estate in the immediate neighbourhood of Lichfield would obtain 30 years' purchase now.

11259. Where would the purchasers come from that would be inclined to give so large a number of years' purchase for land in the neighbourhood of Lichfield?—I am confining myself in that to a part particularly desirable, and where there would be great competition, as it is a desirable neighbourhood to purchase in.

11260. Should not you say that was a fancy price for a fancy article?—No; I should say it was a good price.

11261. Do you think any gentleman from London or Lancaster or Liverpool would give that?—Not at the present rents.

11262. But that a Lichfield person would give it?—Yes; if the rents are reduced 20 per cent. they would give 30 years' purchase; then I am speaking of an estate peculiarly happily situate, therefore it ought not to be considered as a criterion in matters of this kind.

11263. Do you know any land unsold which has been on sale in Staffordshire?—Yes, I know land which has been on sale in Staffordshire.

11264. Do you know many instances?—No, not lately.

11265. Is it your opinion, generally speaking, that land would now sell at from 27 to 30 years' purchase, on an average rental of 20 per cent. reduction from the war prices?—My opinion is, that in good situations in the county of Stafford land would sell for 27 years' purchase upon a rental reduced 20 per cent.; that is in good situations.

11266. You have spoken of a great change in the feeling of purchasers this last year compared with the four or five preceding years; do you conceive purchasers were deceived by the price of 63*s.* or 64*s.* during the three or four years?—I think they have been deceived; the expectation both of the tenants and the landlords was that it would continue.

11267. When it came out that it was only in consequence of the diminished crop, they ceased to form those expectations?—I think no judicious man would give 30 years' purchase upon the existing rents; he would have the land valued afresh upon the present scale of prices before he purchased.

11268. Do you think if there were 200 acres near Wolsey-bridge they could be purchased at 30 years' purchase?—Yes, I think in any part of the county; in some parts you may buy at a less number of years' purchase, but the questions refer not only to the best situations in the county of Stafford, but to the best parts of the kingdom.

11269. Not speaking of the best lots of land of 200 or 300 acres, but of the poor strong land, on which there is more distress among the farmers, what proportion in point of quantity does that bear to the patches of good land?—There is a great tract of strong poor land in Staffordshire; I can hardly say; it is a merely speculative opinion.

11270. This poor strong land is what you used to consider as wheat land?—The wheat and bean land.

11271. Do you think that land could sustain any rent if wheat was to fall to 50*s.* a quarter?—Yes, it would sustain some rent in Staffordshire; I think there are parts of the kingdom where poor strong land would be worth no rent, but not in Staffordshire.

11272. If the present price of wheat continues, it will require 60 per cent. reduction?—

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reduction?—Yes, on that description of land in Staffordshire it would; I have made calculations which prove that point.

11273. What price do you think would bring that poor land into a state of cultivation at 30 per cent. reduction?—Nothing less than wheat at 63 s. a quarter, for I conceive the reduction of 20 per cent. upon rents fixed upon the calculation of 63 s. a quarter has not been adequate to meet the depreciation in the price of produce; that I am certain of.

11274. You have spoken of a great fall in the price of agricultural produce within the last 14 years; have you ever contemplated the cause of that fall in the price of agricultural produce?—Yes, I have contemplated it; in the first instance, I should conceive the cause of the fall in 1815 was the return from a state of war to a state of peace, and probably the expectation of a return to metallic currency restricting the circulation. In 1815 and 1816 the tenants peculiarly suffered. The price of 1815 was as much as 45 per cent. below the prices of 1812 and 1813, and there were no correspondent reductions in the outgoings of the tenant; but after that, from 1814 to 1821, there were considerable reductions in the outgoings of the tenant, but still the reduction in the tenant's outgoings have not been nor can they be sufficient to enable him to meet the present reduced price of produce without ruin to the great mass of landlords.

11275. Are you to be understood to say the reductions of price have taken place mainly since 1819?—Certainly; the average price from 1800 to 1820 was about 82 s. a quarter.

11276. Speaking of the manufacturers of Staffordshire, with whom you are acquainted, living in your neighbourhood, do they perceive any immediate spring from an improvement in agriculture?—Yes, it acts upon it in the same way as an improvement in trade acts upon the agriculturists.

11277. Which do you think acts most rapidly, the operation upon the farmers by the agriculturists, or by the agriculturists upon the farmers?—That I cannot say which acts the most rapidly, but the one is much more permanent than the other.

11278. You think when the spring originates with the agriculturists it is much more permanent?—Yes.

11279. Where do you think you generally perceive it first; in agriculture, and then spread into commerce, or first in commerce, and then spread into agriculture?—That is a question I cannot answer; there is such action and re-action that I cannot say.

11280. You have spoken of an improvement in the state of the manufactures of Staffordshire; how long has that improvement taken place?—Within the last two years they have been gradually improving; it has been very much more perceptible the last spring.

11281. Do you find that has at all operated on the agriculturists of Staffordshire the last two years?—Very little.

11282. Have you observed before the last two years an improvement in manufactures?—In 1825 and 1826 there was a considerable improvement.

11283. Since that time?—No; the manufacturers of Staffordshire have not suffered so much as the manufacturers in some other parts; for instance, the cotton manufactures, and especially the potters, they have suffered less, because there is so much manual labour employed in their operations, which is a check upon over-production.

11284. You have spoken of farms on hand; have you known farms left on the hands of the landlord within the last four or five years?—Yes.

11285. Have you tenants offering now with capital as much as you used to have?—Decidedly not; and they are much more particular in the description of farms they take when they make an offer.

11286. In consequence of the difficulty of cultivating strong land do you find the competition for the light land less?—There is more competition in proportion for light land; but there is not more competition than there has been for a great length of time; in fact, the competition, even for light land, is not equal to what it used to be, because there are not so many people of capital wishing to embark in agriculture.

11287. What effect would the reduction of prices have on the rent of the lighter soils as compared with the others?—Compared with the others the reduction would be less.

11288. Do

11288. Do you think the class of persons from whom tenants were taken has diminished?—Yes; there is a less desire to embark capital in agriculture. Mr. Harvey Wyatt.

11289. You say that the labourers wear finer clothes; is that owing to the difference of manufacture?—Yes; but I think with the employed labourers they have more means. 2 July 1833.

11290. What is the proportion of the employed to the unemployed?—There are none regularly unemployed; they are unemployed for a portion of the year only; they lose a great deal of their time during certain months of the year.

11291. Used they to be regularly employed in the war-time during the winter?—Yes; therefore when I say that the agricultural labourer is better off, I apply that to the regularly employed labourer; for taking the whole amount of husbandry labourers in the kingdom, I should question whether they are better off, there are so many more out of employ than there used to be.

11292. Taking the family altogether, were the children and the wives of the labourers better employed 15 or 16 years ago?—Yes; there was a greater demand for all species of labour, therefore the whole were regularly employed in those years; now they are not.

11293. Though the labourer himself may be well employed, and receive comparatively better wages, if his wife and children are not so well employed, the aggregate wages of the family may not give him the same means of support as formerly?—No; I doubt whether, taking the family, their circumstances are better.

11294. Do you think if there was a better price of produce that all the persons employed on roads could be brought into employment for agricultural purposes?—In the county of Stafford there would be a demand for the whole of those partly unemployed and those employed on the highways, for the agriculturist does not employ so many labourers as it would be to his advantage to do if the price of produce were higher; but he is obliged to conform his outlay as much as he can to that price.

11295. You have spoken of a better management of poor-rates; that there is not so large a poor-rate as in some other counties; in those other counties has there been a better management of poor-rates, as well as in Staffordshire?—I think not.

11296. If there has not been so good a management of poor-rates, do you think that their rate would have been higher?—No doubt.

11297. If there had been such a slovenly management of them as there was 14 or 15 years ago they would be much higher?—Decidedly so; I conceive they will very considerably increase if the price of produce continues as it now is, because there will be less ability on the part of the farmers to employ them; the parochial encumbrances will be much more severe than they are.

11298. Do you think that the lower the price of agricultural produce gets from its present standard the worse the labourer will be off?—Yes, unless the outgoings of the tenant can be reduced to place the tenant in a situation to employ the labourers, and I see no prospect of that being the case. The poor will be worse off, and especially when we look to a greater population, and a greater number requiring assistance from natural decay and from incapability of procuring work.

11299. Do the farmers obtain as much accommodation from the country bankers as they used to do?—Decidedly not; I know a country banker who stated (that being a bank which had been in the habit of affording more accommodation to farmers than perhaps any in the county of Stafford) that he could no longer accommodate them; their condition was getting so much worse he dared not trust them.

11300. The more distressed the less relief they will get?—Yes, unfortunately.

11301. Do you mean to say that a farmer going into a bank well known, and having good security as far as his own personal acquaintance can produce, that is not sufficient to obtain a loan?—Certainly not; if he has not some real security to give he will not meet with the accommodation now.

11302. Could he obtain that accommodation more readily before 1819?—Yes; I know a number of farmers who had no difficulty in procuring accommodation which they cannot now.

11303. Do you attribute the distress of the farmers to that?—I think that is a consequence, not a cause.

11304. The reason you conceive to be that the banker conceives he cannot give the same security?—Yes; that he has not the security to give.

11305. It is not that the bank has not the money to lend?—No.

11306. Do you remember the advance in agricultural produce in 1824 and 1825?—Yes, there was an advance in 1824, but especially in 1825.

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11307. What was the cause of that advance?—There were two causes probably operating, the one the stimulus which had been given to trade, and the other a deficiency of produce.

11308. Would you state, as far as your recollection goes, that in 1824 and 1825 the prosperity began first in the agricultural or the manufacturing districts?—There was an increased prosperity; in fact there had been no prosperity before for some time, and that could hardly be called prosperity then, but they were rather better off.

11309. Did that commence with the agricultural or the manufacturing district?—With the manufacturing certainly; for owing to the accommodation then given to the manufacturer there was a great stimulus to production, and of course that employed a great many more labourers and the consumption was greater, and that of course would act on the produce of the land; but there was another cause acted to increase the price, and that was the deficiency of produce in 1825. I think, considering the deficiency of produce of that year, the operation of the other cause was trifling; I do not mean to say it had not an effect, but not so great as might have been anticipated.

11310. Have you a recollection of any other time when the manufacturers have been doing so well?—Not since that time.

11311. Previous to that time?—No; but I know that they did do well during the war.

11312. You state that the manufacturers in your district are at present doing better than they were previously?—Yes.

11313. That has gone on in the manufacturing district without improving the agricultural district?—It must have an effect, but it is hardly perceptible.

11314. Do you recollect any instance of the agriculturists beginning to do well at any other time except that of 1824 and 1825?—No; I know that they did do well for a length of time during the war.

11315. In the two instances you know, the improvement has begun in the manufacturing districts?—I conceive in 1825 it began in the manufacturing districts.

11316. Now it has begun in the manufacturing districts, but not affecting the agriculturists?—Not perceptibly; it may to a certain extent.

11317. As far as the price of wool goes it has done good, has it not, in the agricultural districts?—There has been greater mortality among the sheep, and the price of wool has risen considerably, from 10 *d.* to 14 *d.* or 15 *d.*; but there has been an extraordinary mortality in the flocks of the farmers, therefore, independently of any increase in the trade of the country, that would have an effect.

11318. Have you not stated there was a very great mortality in the sheep in 1828 and 1829?—Yes.

11319. Did you find any great increase in the price of wool in the year succeeding those?—No; the price of wool has been slightly advancing the two last years; it was a little higher the last year than the year before, and higher this year than last year; that the consequence of the mortality throughout the kingdom among the flocks has been more generally known; the want of the supply of wool has been of course more felt; I have no doubt the increased trade has also had an effect on the price of wool; it cannot be denied that increased trade must have an effect on agriculture.

11320. Did not the loss of sheep in 1828 and 1829 cause some deficiency of wool in the succeeding year?—No doubt it did; but in the year 1831 the mortality in the flocks was very great.

11321. Though there was this deficiency in 1828 and 1829, there has not been any advance till 1832 and 1833?—No, not of any consequence.

11322. And this advance was contemporaneous with the improvement in manufacture?—Yes; and also contemporaneous with the deficiency of the supply of wool.

11323. Do you not think that the full effect of the loss of flocks did not come into operation till 1832?—No, they have been gradually dying.

11324. And yet you do not think there is any apparent corresponding prosperity in agriculture in consequence of the prosperity of manufacture?—Decidedly not at present.

11325. Is the price fixed in your county for this year's clip?—It is almost always fluctuating; but the price in the county of Stafford is 14 *d.* to 15 *d.* a pound.

11326. Was not the year 1818 a good year for the agriculturists?—The season

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of 1818 was a good season; the price of produce was high, but that was owing to the deficiency of 1817. Mr. Harvey Wyatt.

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11327. Do you think the farmers did well in 1818?—No, certainly not well, because the prices were not high enough in proportion to rents, which had been previously fixed; they obtained a moderate remuneration for their time and capital; they were much better off then than now.

11328. Do you recollect when the Act came into operation in 1822 or 1823, with respect to 1 *l.* notes?—Yes, I have no doubt that it had some effect in raising the price of produce of land, because it depreciated the currency.

11329. Do you think that if the country bankers had now the power of accommodating the farmer with 1 *l.* and 2 *l.* notes, they could do it with more facility than with their 5 *l.* notes?—Yes, they might; but I apprehend they will not do it for the farmers if they have not a real property to give for security.

11330. Do not you think they would be induced to run more risks than they have done latterly?—Bankers of little capital, who had a temporary purpose to answer, might, but not prudent men, as the present country bankers are.

11331. When a banker issues his 5 *l.* notes one market day, do not they frequently return upon him the next market day for sovereigns for the purpose of paying wages?—No; farmers are quite satisfied with the local notes of the country; they do not return those local notes for sovereigns.

11332. Can they pay their wages in 5 *l.* notes?—No; they get change for their notes, but they will not go to the bank; they will send to a tradesman for 5 *l.* worth of silver, and generally pay in that as being the most convenient.

11333. If a banker issues a 5 *l.* note, it remains out a shorter time than a 1 *l.* note?—Generally; but a farmer does not send his 5 *l.* to the bank to receive sovereigns for it, because he is under no apprehension; but as a matter of convenience he must take it to the banker or the tradesman.

11334. You think the longer the bank notes stand out the more he is able to accommodate the farmer?—Yes; but I think in the present condition of the farmer no prudent banker will make loans to the farmer.

11335. You think the farmers are so nearly approaching a state of insolvency that no person will trust them?—I think the generality are, one half of the farmers of the kingdom are insolvent if they were obliged to meet their engagements.

11336. Since what period do you date the improvement in the state of manufacture?—The last year and a half.

David Low, Esq. called in; and Examined.

11337. YOU reside in Edinburgh?—I do.

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11338. You are Professor of Agriculture in the University of Edinburgh?—I am.

11339. How long have you been professor?—Upwards of two years.

11340. Before that time had you extensive experience as a surveyor?—I had considerable experience as a surveyor.

11341. Throughout Scotland?—Throughout the greater part of Scotland, but chiefly in the Lowlands of Scotland.

11342. Was any portion of the Highlands known to you?—Yes, I have occasionally inspected parts of the Highlands of Scotland.

11343. Did you make periodical visits in the Lowlands, and inspect the estates in the course of your management of the property?—When estates have been under my immediate management, I frequently inspected them; and I have also, as a general land-surveyor, inspected numerous estates.

11344. For how many years?—For 16 or 17 years as a general surveyor.

11345. Where had you resided before you went to Edinburgh?—In Berwickshire.

11346. Are you a native of that county?—I am.

11347. From your earliest youth have you known the culture of that county?—I have.

11348. For how many years can you speak to the cultivation of Berwickshire?—Since the year 1807 I have paid especial attention to the subject.

11349. You have paid attention to the theory of it, and have been conversant with the practice of it in Berwickshire since 1807?—Yes.

11350. What is the condition of the tenantry of Scotland, as confirmed by your local experience, at the present moment, as contrasted with their condition at the termination of the war?—As contrasted with their condition at the termination of the

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the war, I should say that it was one of great difficulty. I think that recently the agricultural interest of Scotland has rather tended to a more favourable condition, chiefly from a diminution of charges of all kinds, and a gradual adaptation of rents to the altered price of produce.

11351. How far did the reduction of rent in Scotland become general after the termination of the war?—The first fall of rents in Scotland took place in 1815, on the great fall of prices in that year, or the end of 1814.

11352. What was the reduction per cent., speaking generally, which took place on the fall of rent in 1815?—I cannot state the precise per-centage in 1815; it was not so great as it became in the unfortunate years 1816 and 1817, or as it has become since the fall of prices in 1820, and following years. Rents began to increase in Scotland with the commencement of the war, and the ratio of the increase increased after the scarcities of 1799 and 1800. From 1800 to 1804 the situation of the agriculture of Scotland was highly favourable; during that period rent had not become excessive, nor charges so oppressive as they afterwards became. Many farmers held old leases, and by realizing capital were enabled to extend their concerns, or establish their sons in farms. Those circumstances, added to the increasing demand for farm produce of all kinds, gave a great stimulus to rents, which continued to operate till the year 1814.

11353. Can you state the per-centage of that increase?—Comparing the period from about the year 1781 to the year 1794, with the period from 1800 to 1804, I think the average rise of rents in Scotland was about 86 per cent.

11354. From the year 1804 to the termination of the war what was the rise?—Comparing the same period, 1781 to 1794, with the period from 1804 to the end of the war, I think there was a rise of about 150 per cent. on a medium.

11355. At the termination of the war, that was in 1814, rents had risen in Scotland 150 per cent. as compared with the average rate of rent from 1781 to 1794?—They had risen beyond that at the close of the war, but taking an average of the whole period from 1781 to 1794, and comparing it with an average of the whole period from 1804 to 1814, I think that the rise will be found to have been nearly what I have stated.

11356. Can you state what the rate of wages for an agricultural labourer was in Scotland from 1781 to 1794?—The rate of agricultural labour with respect to the regular farm servants very much depends upon the price of produce, for they are mostly paid in kind; the wages of a regular farm servant at present in Scotland, reckoning his various allowances, the small sum of money he receives, and the value of produce paid to him, amount to about 26 *l.* 7 *s.* in the year, besides which he has a house and a small garden. From 1781 to 1794 the calculation was about 20 *l.* 2 *s.*

11357. From 1794 to 1804, and from 1804 to 1815, what was it?—About 32 *l.* 16 *s.*, converting the produce at the prices of that time.

11358. Those wages which you convert into money are practically, and have throughout all those periods been paid only in small proportions in money, the larger proportion has been in produce?—The larger proportion is in produce.

11359. Can you make the statement divesting it of what has been given in produce, and confining it to that given in money, in each of those periods?—The payment in money is about 3 *l.*, and this being deducted from the sums above-mentioned will show the amount of the value of produce.

11360. Has the proportion of money to produce varied during those periods?—The actual amount in money has been pretty nearly the same; the sum paid in money at present is about 2 *l.* 10 *s.* a year upon the medium, besides certain allowances which the servant gets when driving lime and coals, and so on, making in all about 3 *l.* in money.

11361. What was it in the war?—Sometimes it rose as high as 4 *l.* and upwards, but the practice of different districts varied, and yet varies.

11362. Is this mode of payment universal in the Lowlands of Scotland?—It is not universal, but it is very general, especially in the Lothians, Berwick, and Roxburgh.

11363. So that an agricultural labourer obtains a full subsistence, whatever the price of produce may be, and very little more than that subsistence?—Very little more; but one of his allowances is a cow, and if he has an industrious family they dispose of a part of the dairy produce. He is generally allowed to sow a little flax, and to keep some poultry, the produce of which can be disposed of. The younger persons of the family are also employed upon the farm, and receive small wages,

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wages, so that, besides the sum here stated as being paid as wages, the family actually receive a larger sum in money.

11364. If a labourer in Scotland be employed, the variations in the value of money and the variations in the price of produce affect his condition very little?—Very little where this method is established of paying the regular farm servants.

11365. Is that the great class of labourers in farms?—Yes, they are the principal labourers on the farm.

11366. You would describe their condition as not very materially dependent, either in war or peace, on the price of produce?—No, not very materially, but to a certain extent.

11367. Whatever be the difference, are their means better now with low prices, or were they better in war with high prices?—I am rather inclined to think that their condition is somewhat better at present than during the war.

11368. That their 3 *l.* of money a year now goes further than it did?—Yes.

11369. That whatever the surplus paid to them, it now furnishes more comforts than that they received during the war?—Rather more, I think.

11370. Speaking from practical observation, should you say that their condition was better, or as good now as in any former period?—If the question refers to their condition before the war, I should say that it is better. There has been a great improvement in the condition of all the labouring classes in Scotland.

11371. Is there any great number of men able-bodied and willing to work, and who cannot find employment?—Yes, there has been since the peace a considerable number in that condition; those are not generally regular labourers on the farm; they live in the country villages, and depend upon the farmers for employment; there has been a great deal of distress among that class, which has produced emigration to a considerable extent.

11372. Has that emigration relieved the neighbourhood from those circumstances of distress?—To a certain extent it has done so.

11373. Has the emigration been greater than the increase of population in those districts of which you are now speaking?—I should find it difficult to answer that question without consideration.

11374. Has the want of employment, which you say did exist, diminished, or does it exist in its full extent at this moment?—It exists, but not to the same degree as it has done at periods since the peace.

11375. You say that the distress of the farmer has been greater in Scotland at some periods since the war than at present, and that rents had not then adapted themselves to the prices; should you say that rents have now adapted themselves to the prices, speaking generally, in the south of Scotland?—Not entirely, for a considerable number of old leases are not yet expired; but I should say when leases fall out rents are generally adapting themselves to the state of prices, or at least to what farmers assume as the probable state of prices.

11376. Where, in your opinion, rents have adapted themselves to the prices, what is the reduction of rent which has taken place since the war?—This varies in the case of different farms. In some cases it does not exceed the average referred to of 24 per cent., while in others it amounts to 30, 40 and 50 per cent.

11377. Land in Scotland is almost universally let on long leases, is it not?—Almost universally.

11378. Not shorter than 19 years?—They are seldom shorter than 19 years. The common period is 19 or 21 years.

11379. Consequently in forming the estimate of land in Scotland at different periods it is necessary to take a long series of years to form the calculation?—Yes.

11380. For that purpose you take from 1800 to 1814 on the one hand, and from 1820 to the present time on the other?—Yes.

11381. As the result of that comparison, you say the average reduction is about 24 per cent.?—The average reduction, taking the whole period from 1820 to 1833, is about 24 per cent.

11382. According to that the rents of Scotland are about 125 per cent. higher than they were from 1781 to 1794?—They are about 90 per cent. higher. In the time of high prices they were about 150 per cent. higher than upon the average of the period from 1781 to 1794.

11383. Which period of high prices is an increase of 150 per cent. as compared with the series of years from 1781 to 1794?—Yes.

11384. Consequently the diminution of 24 per cent. is a diminution from 150 per cent. upon the increase of the former period?—It is a diminution of 24 per cent.,

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cent., not on the mere increase 150 per cent., but on the whole rent, as increased by 150 per cent.

11385. That would leave the rents of Scotland now, in your opinion, 126 per cent. higher than they were from 1781 to 1794?—No. Comparing the period of 1781 to 1794 with the period from 1822 to 1833, inclusive, I find the rise of rent has been about 90 per cent., that is, each 100 *l.* of the former rent is now 190 *l.*, or 90 per cent. more. When rents were increased by 150 *l.* per cent. each 100 *l.* became 250 *l.*, a deduction of 24 per cent. from which would bring it back to about 190 *l.*

11386. Comparing the rent of Scotland now with the average rate of rent from 1781 to 1794, how much higher do you make it that the rents are now than they were at that period?—About 90 per cent., as I have stated.

11387. That is the sense in which you say rents have adapted themselves to present prices?—I do not say all rents from the year 1822 to 1833 have adapted themselves to the altered prices, but that they are now adapting themselves to altered prices as leases fall, and new arrangements are made.

11388. You think the present prices and those which have existed under the present law have now found their level?—That is a question that I cannot answer; but looking at the prices for several years since the passing of the last corn law of 1828, I find them to have been pretty uniform from year to year.

11389. If you were to be asked as to the value of a farm this year, to enter at Martinmas next for 19 years, and you were to be directed to be cautious not to mislead the employer in asking too large a rent, but to put such a value upon the land as, presuming the corn law to remain the law, the tenant can afford to pay, from your experience of that law, what price would you put upon the quarter of wheat as between landlord and tenant?—I should have great difficulty in determining that point. Valuers of land have generally only occasion to consider the letting rate of land at the time. I have occasion to know that farmers themselves have been recently calculating pretty much upon the following prices: Wheat from 56 *s.* to 60 *s.* a quarter, average 58 *s.*; for barley, 32 *s.*; for oats, 24 *s.*; and at those rates I conceive, with average crops and a good price, a fair price of butchers' meat, the rents now in the course of being stipulated for could be paid.

11390. In your judgment, when you look back to crops in three out of five of the years of the last series of five years, and when you look back at the price of the last year of a crop above the average, in your judgment would you think that scale a safe scale for the future?—I have great doubts of its being so: the last year was peculiar, from the crop being above an average; but taking the crop of 1828, the first after passing of the law, the crops of 1829, 1830, and 1831, I find that the average of the three kinds of grain is about 36 *s.* 4 $\frac{1}{2}$ *d.*, being four per cent. below the aggregate of the rates in question.

11391. From what fiars do you take these rates now?—The East Lothian fiars.

11392. They are the fiars in which the finest grain produced in Scotland appears, are they not?—The best wheat.

11393. These would be above the average fiars in Scotland?—They would: there are, however, three qualities of all the different kinds of grain taken, the 1st; 2d and 3d; I take the medium, or 2d fiars, as they are called.

11394. Should you say that the tenants, generally speaking, who have not had a reduction of more than 20 to 25 per cent. are doing well in Scotland?—Each case may be said to depend upon circumstances peculiar to itself: there are some farms, or rather many farms, on which the reduction of 25 per cent. would not save the tenant's capital; in many a reduction of 50 per cent. would hardly do it; in others again, from peculiar circumstances, a smaller reduction has been sufficient.

11395. Generally speaking, has the necessity for a large reduction to save the tenant arisen where the land has been of inferior quality, or where it has been at a lower comparative rent on land of the very first quality; where has the necessity for the large reduction most shown itself?—Generally speaking, on the land of the inferior quality, though not always; for example, there is one entire district in Scotland, the county of East Lothian, a highly cultivated district, in which a very great degree of distress has existed, and does exist, and in which there has been a greater fall of rents than in any other part of Scotland. The circumstances of this district are, that the farmers have trusted rather to tillage than to live stock; the system has been to have their lands in a course of constant crops; they have expended capital largely upon it, and trusted to larger returns of produce, perhaps, than in any other part of Scotland. This district has suffered from a deficiency of its

its staple produce, wheat, during three successive years, 1826, 1827, 1828. In the case of this district, though of superior soil, 25 per cent. has not been sufficient to save the capital of the tenants: a great loss of capital has taken place, notwithstanding rents have been reduced much beyond 25 per cent.

11396. The farming in East Lothian is superior, and the tenants more prodigal of labour and artificial manure, and trusted that almost any outlay would be repaid by the produce of their soil?—They did trust to great returns.

11397. Has a great change taken place in that respect?—A great one in that district.

11398. Is the labour now employed and the capital employed in artificial manure the same as it used to be?—No, I think not.

11399. What is the effect upon the produce of the land?—The effect is to diminish the produce of the land.

11400. To what extent do you think it is diminished since the period of the highest production?—I cannot make a calculation.

11401. Is it considerable?—It is.

11402. Is it as much as a fourth?—Perhaps a fifth might be nearer, though this can be regarded but as an approximation.

11403. Extend your observations from East Lothian over the whole of the east of Scotland; should you say that a similar diminution of produce, from similar causes, had taken place?—No; I should not say that the same diminution had taken place in all the south of Scotland.

11404. Has any marked diminution taken place within the last four or five years?—Not any marked diminution, I conceive, in the south of Scotland; an observer, however, in looking at parts of some districts in Scotland will see that the land is not in the same good condition it used to be.

11405. Has not what took place in East Lothian taken place in other parts of the best districts in Scotland in respect of capital or artificial manures?—Yes, but not I conceive in the same manner and to the same extent.

11406. Has not an alteration of rotation taken place in the inferior soils, that instead of allowing their grass to be only one or two years, that lying in lay is prolonged for several years to diminish the labour on the farm?—Yes, that has taken place to a certain extent, and particularly in high districts. In these the farmers are not now tempted to plough out from the high price of corn; they therefore do not plough out unless they find it for their interest to do so to supply green food and fodder for their sheep and cattle.

11407. The best land not yielding so much produce from the diminution of capital expended upon it, and the inferior soil being ploughed more rarely, has not the gross produce of grain in the south of Scotland very materially diminished?—The total produce of corn, I think, has diminished, but I was referring in my last answers to the produce per acre of cultivated land.

11408. The gross produce of the south of Scotland has materially diminished?—It has, and must diminish.

11409. Not to the extent of one-fifth, as in East Lothian, but a somewhat smaller ratio?—I should think the total produce in the south of Scotland has not diminished to the extent of one-fifth.

11410. But it has diminished considerably?—It has diminished.

11411. Whether you apply it acreably or relatively as to the whole?—I think in the south of Scotland it has diminished rather in the aggregate than acreably; in East Lothian it is diminished acreably.

11412. Is there much caution on the part of tenants in taking land on 19 years' leases?—Yes, there is an increased degree of caution.

11413. Is the desire on the part of the tenant to take leases on corn-rents increasing?—The desire of tenants to have their rents converted into corn-rents was at one time very great; but in entering into the new leases, when they can make their own terms, they are less anxious to have grain rents. In some parts of Scotland even they have a great dislike to grain-rents; thus in Berwickshire and Roxburghshire the farmers will not offer in grain-rents.

11414. They still prefer a 19 years' engagement and fixed money payment?—Yes, in that country; and I beg to state the reason: a great part of the rents of that country are paid from the profits of stock; the farmers do not conceive the price of grain to be a perfectly good measure of their means to pay rents, and they prefer a fixed claim on the part of the landlords to a fluctuating one.

11415. The price of stock has been high for the last four or five years, as compared

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pared with the price of grain, has it not?—The price of stock has been low since the year 1827.

11416. But as compared with the price of grain?—Yes; it has borne fully its former ratio to the price of grain.

11417. In Scotland the tenant has hardly any outgoings from his land, except rent and labour, has he; there are no contributions to the poor?—The contributions to the poor are comparatively small, though they have increased in the border counties. They are paid, when they exist, one-half by the landlord and one-half by the tenant.

11418. The highway-rates are almost unknown there, are they not, the roads being maintained by tolls principally, and all the bridges being maintained also by tolls?—The main lines of roads are maintained by tolls, but roads not under turnpike trusts are maintained by statute labour, or rather by a conversion of statute labour into money.

11419. Excepting labour and the charge for live and dead stock, the outlay of capital for carrying on the farm, there are hardly any charges?—The principal outlays are certainly under the head of labour; such are money payments to labourers, harvest work, carpenters' and saddlers' work, &c.; he also purchases forage, manures, clover and grass seeds, &c.

11420. For the labour in Scotland, from the circumstances just mentioned, the money outgoings are very small; the charges are principally a certain quantity of produce, which remains unchanged whatever the prices may be?—For the payment of his regular servants the payments are chiefly in produce.

11421. On all the other outgoings, the outgoing for the purchasing of dead stock, for instance, for the stocking of the farm, much less capital will command a fit cultivation of the same quantity of land?—A smaller quantity of capital will now suffice than formerly.

11422. A smaller capital will command equally well all the necessary outlay on entering a farm?—It will. The diminution of capital of course varies very much with the nature of the farm. On a mixed farm, employed partly in tillage and partly in feeding stock, I think the diminution of capital may be from 20 to 25 per cent. since the period of the war.

11423. Where it would have required in East Lothian 4,000 *l.* to enter on a certain farm, you think now 3,000 *l.* would be just as sufficient as the 4,000 *l.* was?—Nearly so.

11424. That arises from a decrease of prices in the articles used in the cultivation of the farm?—Yes; from the decreased price of articles used in the cultivation, from the diminution in value of the live stock purchased, from the lesser expense of seeds purchased, and other outgoings.

11425. Besides that, the general rate of profits has fallen, has it not, with the fall in the interest of money?—The general rate of profits may have fallen with the fall in the interest of money, but the rate of profits of the agriculturist has fallen very much. In many cases, as I have observed, the farmers have been farming at very low profits, in some cases without profits, and in some cases they have been paying rent from capital.

11426. Having been very extensively employed in valuing land in the south of Scotland, do you know farms where the reduction has been 20 to 25 per cent. where an industrious tenant has been making money up to this time?—No, I do not know any case where with that reduction only the farmer has made money. I believe the farmer, if he has paid his way without touching upon his capital, with that reduction, has considered himself fortunate.

11427. You would say that a farmer, though industrious, could not have made money upon the land reduced 25 per cent. since the war?—I should say, generally, he could not.

11428. Do you think he can live and pay his way?—Not generally; for though I have said the rate of reduction from the period of 1805 to 1814, taking the average of the period, has been about 25 per cent., I do not say this reduction has been in all cases, or in most cases, sufficient to save the fund of the tenant. When I mentioned before 24 per cent. as being the average reduction from the rents of the war, I merely stated it as a fact. I will state the grounds upon which I formed the opinion itself. I have here a list of 87 farms in 11 different counties of Scotland, all of which I have examined myself, from the year 1820 to 1833. I know the rents at which these farms were let from 1805 to 1814. I have found that the actual fall upon those rents has been what I mention, but I do not say that
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this fall has been sufficient, or by any means sufficient, to save the funds of the tenant.

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11429. Upon how many of those 87 farms have the tenants become bankrupts, or are they in arrear at this moment?—I cannot state that, not being acquainted with the present situation of many of the tenants.

11430. Are there many?—I should think not many. These farms were let or valued at 37,741 £. in the period from 1805 to 1814, inclusive, and in the years from 1820 to 1833 at 28,638 £., making a difference of about 24 per cent.

11431. On reference to your books, can you state what has been the number of tenants who have become insolvent on those farms during the last period?—No, I have not the means of stating this.

11432. You have said that, on the whole, you are disposed to estimate future average prices under the present corn law at 56 s. to 60 s. for wheat; if you should be deceived in that estimate, and instead of from 56 s. to 60 s. the price should range from 50 s. to 54 s., what would be the effect upon the remainder of those 87 tenants at their present rent, which has been reduced only about 24 per cent. since the war?—I stated, I think, that if prices should be from 56 s. to 60 s., the rents now being contracted for could be paid. If prices should range from 50 s. to 54 s. I apprehend that the average rent of those 87 farms could not be sustained. I mentioned the reduction merely as a matter of fact.

11433. Then this would resolve itself not into a matter of fact but a matter of opinion; do you conceive a reduction of 24 per cent. will enable them to go on with wheat from 56 s. to 60 s.; should their landlords keep them to their engagements, will they be ruined if wheat should range from 50 s. to 54 s.?—I conceive those rents, upon the average, could not be paid if wheat were to range from 50 s. to 54 s., and other produce to be in proportion.

11434. Those 87 farms are all on long leases, with fixed money payments?—I do not know the present situation of all those farms; I have seen many of them but once from the year 1820 to 1833; but I believe they are most of them let at fixed money rents, and for leases.

11435. If those lands be under leases of 19 years, proportions of which are still current, and the prices realized permanently remain ranging from 50 s. to 54 s., and the landlords hold them to their engagements, can the tenants go on without insolvency?—I conceive not without a loss of profits or capital, or perhaps insolvency, taking the aggregate of the farms.

11436. What further reduction of rent should you think necessary if the price ranged from 50 s. to 54 s.?—This would entirely depend upon the nature of the farm; if the farm were solely in tillage, the reduction would be larger than if it were partly in tillage and partly in grass.

11437. With a decline in the price, rent must fall in a much more rapid proportion than the proportion of fall of price, must it not; if the price of wheat falls from 56 s. to 50 s. the fall of rent must be more than the precise proportion of 50 s. to 56 s.?—In the case of an entirely corn farm it would be considerably more than in proportion to the mere fall of price.

11438. Rent is only a small proportion of the outgoings; they are all regulated by the fall of price?—Rent is a proportion of the outgoings.

11439. What is the effect in Scotland as apparent from the diminished capital of the farmers; has it produced any marked effect upon the towns in the agricultural districts?—I have mentioned the case in the country towns and villages, in which a great degree of distress has taken place from the want of employment. So far the diminution of farming capital has affected them.

11440. Has the emigration in Scotland been confined to the very poor?—Not to the very poor.

11441. Who else have emigrated?—A number of respectable farmers have recently emigrated with their capital, and many are preparing to emigrate.

11442. Is this emigration increasing?—It is. A number of the artisans, such as masons, carpenters and others, have emigrated to a very great extent from some of the villages in the south of Scotland.

11443. Has this emigration added to the wealth of Scotland, in your opinion?—No, I should conceive not.

11444. Have they carried away much capital with them?—Yes, I think a good deal of capital.

11445. Have many of the labouring population emigrated?—Yes.

11446. Many artisans?—Many artisans and labourers. I recollect at present the

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the case of one country parish, where I imagine the population does not exceed 500, from which upwards of 30 individuals have emigrated within these two years.

11447. Do you consider the low profits of farming, and the difficulties connected with it, one cause of that emigration?—I conceive this to be one cause.

11448. You have observed that the price of corn has been steady under the present corn law?—Yes, I think pretty steady under the present corn law, from year to year, with the exception of last year, in which there has been a great fall in price.

11449. Has the circumstance of the great fall in last year shaken your opinion as to the steadiness of price under the present law?—I do not think I have stated an opinion that the prices are to be steady under the present law, I stated only that they had been so for four years, namely, 1828, 1829, 1830 and 1831.

11450. What is your opinion of that fact; is it your opinion that the present law is likely to produce steady prices?—I think no legislation can produce steady prices of grain; the prices of grain must fluctuate with the productiveness of the seasons.

11451. Do you think that prices are likely to be more or less steady with or without protection?—With protection; if foreign corn is excluded when prices are low, and admitted when they are high, the effect I think must be to render the prices of home produce more steady.

11452. Can you conceive any circumstances more likely to produce a steady price than that of the present law, with a shifting scale?—I think a fixed duty would have certain advantages, but I am not sure that it would produce more steady prices.

11453. What are the advantages you contemplate from a fixed duty, which a shifting scale does not afford?—I think that one of the practical inconveniences of the present system is that the attention of the trader in corn is directed more to the foreign trade in corn than to the home trade in corn. In the case of the foreign trade there are two contingencies to calculate on, the decrease of duty and the increase of the price; in the case of home produce the trader only calculates upon the contingency of increase of price; therefore there appears to be a greater inducement to invest capital in the foreign than the home produce, and I think that experience has shown it to be so, since the operation of the law; and I conceive this practical inconvenience may be the result: when the farmer is thrashing out to supply a present necessity there is no intermediate capital between him and the consumer, whereas if the capital of the trader in corn was more directed to the home produce, the farmer at such a period would be relieved.

11454. The result of your experience leads you to think that the speculators in corn, under the present law, speculate entirely in foreign corn, and not in home-grown corn?—Not entirely, but certainly more comparatively in foreign corn than in home-grown corn.

11455. Have you observed the effect that has been produced on stocks in hand at harvest, either in the hands of the farmer in his granary and stack-yard, or the miller and jobber; are the stocks as large as they used heretofore to be?—I think not, on a series of years.

11456. In average years the farmers in Lothian have as much wheat on hand in harvest as they used to have?—No, I do not think the farmers have the same stock in general at harvest that they used to have.

11457. Has it diminished materially?—It has diminished to a considerable extent.

11458. Did you ever hear of considerable failures of dealers trading in foreign corn under the present law?—There have been certainly failures.

11459. Is it not generally the understanding that it has been a failing trade among the larger dealers under the present law?—It is understood to have been so.

11460. Is capital likely to continue in that channel if that is so?—I do not think that capital would be continued in the foreign trade in corn if it were proved to be a losing trade.

11461. If there is a tendency for capital to have a bad return in the foreign corn trade under the present corn law, would not there be a tendency for capital to flow back into the home trade in corn?—I should infer so, supposing that the state of things referred to were to continue.

11462. Is not the reason why the trade in corn has been bad, both for the foreign and home trader, that of late years the price of corn has had a tendency

to fall, and not to rise?—Yes; in all trades a falling market is injurious to the trader. *David Low, Esq.*

11463. Is not that one of the great reasons why the trade in corn has been a bad one?—That must be supposed to be one of the causes. 2 July 1833.

11464. If corn were to be stationary, or were to have a tendency to rise, would not the effect be felt as to the goodness of the trade?—If the tendency of the markets were to rise, the trade would be the better.

11465. You state that the price of corn has been pretty steady for the last three or four years, excepting the last?—Yes.

11466. That steadiness of price has not protected the foreign traders from the ruin which has attended them?—The prices have been pretty steady, but the markets have been low.

11467. You state that there has been a great increase in rents from the year 1781 to the year 1815; can you at all calculate, by a per-centage, what the improvements in agriculture which have taken place during that period have been?—It would be very difficult, or rather impossible, to calculate by a per-centage, but undoubtedly the value of improvements in agriculture during that period has been very great in many instances, similar to a new creation of property.

11468. Have you estimated that increase of rent on the old cultivated land, or on land cultivated previously to 1781?—In the cases in which I have referred to the general rise or fall of rents, the lands have sometimes undergone little improvements, as in the case of pasture farms, and in others very great improvements.

11469. Supposing you had taken a farm of 500 acres in your calculations, one-fifth of that having been before 1781 in a state of tillage, perhaps one-third of it in a state of pasture, which has paid 5 s. an acre rent; have you made a calculation of the improvement of husbandry upon that land, which in pasture paid perhaps only 5 s. an acre rent, and by the improvement made a great deal more?—No average calculation of that kind has been made by me.

11470. Your calculation is on a farm under the same system of husbandry now as it was in the year 1781?—In the statements I have made of the rise of rents, I have not assumed these lands to be under the same system of husbandry, nor made an allowance for the change in the state of the farms, I have merely stated the rents at one time and the rents at the other.

11471. If the improvements have been tantamount to a creation of property, that must have been by bringing land into cultivation not in cultivation before?—Or by the improvement of land before in cultivation.

11472. Do you think that the increase in the value of land of 90 per cent. since 1781, is more than equivalent to the increased value of the land in consequence of the improvement in the system of agriculture and cultivation?—In numerous cases it is not more than equivalent to the improvement, and in numerous cases it is less than equivalent to it.

11473. In point of fact, if the other outgoings of the farmer were not greater than they were in 1781, he is in as good a condition as he was in 1781, as far as regards rent?—His rent is increased since 1781, and his charges now are much more considerable than in 1781.

11474. What charges?—The expenses of labour of different kinds, and other money outlays.

11475. You were understood to state that the price of labour was pretty much now as it was then; that the money allowance was pretty much the same, and the same proportion of the articles of life?—I spoke of the regular farm-servants on a farm, who, according to the custom of the country, are paid in produce.

11476. Will you state in what respect the expenses of the farmer have been increased since 1781?—Taxes have increased since 1781.

11477. What taxes fall upon the farmer?—Window duty, saddle-horse duty, schoolmaster's salary, in some parts poor-rates and insurance.

11478. To what amount are the poor-rates in the Lothians, and other districts of the Lowlands with which you are acquainted?—In Berwickshire and Roxburghshire poor-rates are the highest; but taking Scotland throughout they do not amount to a penny in the pound of rent.

11479. Upon the whole, to what extent per cent. would you think the increase of expense upon the land is, with the exception of the rent?—I cannot answer that question at once; the expenses of the farmer's maintenance have been increasing since that period.

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11480. To what amount do you suppose the expense of his maintenance has been increased?—I cannot say since the year 1792.

11481. Do you imagine that ploughs and harrows and spades have all increased in price?—Yes, all of them since 1792; the expense of foreign manure has increased since 1792.

11482. Has the expense of articles of dress increased?—Yes, I should imagine it is: the expenses of harvest-work have increased, the expense of carpenters' work has increased, saddler-work has increased, and extra labour employed upon the farm.

11483. You say the expenses of regular servants on the farm have not increased?—The price of the wages of regular servants may be said to have increased pretty much in proportion to the rise in the price of produce, and the money-wages of extra labourers has increased.

11484. You were understood to say that the money payments have not increased, or very little; that the allowances were the same in quantity?—The money payments have not increased of the regular farm-servants; but the money payments to extra labourers are generally higher than previous to the year 1792.

11485. In extra labour you include the harvest work; that is probably the principal part to which you allude?—Harvest work, leading materials, as lime; task-work, as draining, hedge-work, and the like.

11486. Is it not the practice for many Irishmen to come over to Scotland for harvest work to that part?—Yes; every year there is a supply from Ireland.

11487. Has that tended to keep down the price of labour in that district?—Yes, certainly.

11488. Still it is higher than it was?—Yes.

11489. The Committee are to understand by the labourers not regularly employed those not living in the farm-houses?—Those not living in houses upon the farm, as a part of the farmer's regular establishment.

11490. Those are not paid so high a sum as they were during the war?—Not so high as during the war.

11491. Would there be any temptation to labourers to emigrate if the prices were to rise so as to enable the farmers to employ them upon their land?—There would not be the same inducement to emigrate.

11492. Do you think there are too many labourers in Scotland if the land was properly tilled?—I do not think so.

11493. You stated that if the tenant has kept his capital together for the last 10 years, without making a profit, he will have done well?—Yes.

11494. If corn were at 52 s., what deduction must be made from the present rent in order to give the tenant 8 per cent. upon his capital?—That must depend upon the nature of the farm; a farm partly in pasturage, and partly in tillage, would be less affected than one wholly in tillage, and a farm altogether in pasture would not be affected at all.

11495. Are there many yeomen from 50 l. to 300 l. a year in Scotland?—Yes, there are a good many proprietors of this class in Scotland.

11496. What is their condition as compared with the condition of the tenant farmers, within the last 20 years?—The situation of those persons who have property must be supposed to be generally better than those farmers who have been trading on capital.

11497. Do you find that the number of those yeomen has at all diminished within the last 10 years?—I am not aware that there has been any diminution of their numbers.

11498. In general, they are a frugal set of men, who do not exceed their means?—Persons of this class, who live upon their farms, I should presume to be frugal.

11499. Is not a considerable proportion of land in Scotland held under entail?—A great part of it is held under entail.

11500. Does not the entail impose restrictions on the management and cultivation of the land?—Rarely on the mere cultivation of the land; but entails in Scotland, to the extent to which they exist, are prejudicial, I conceive, to the general improvement of the country.

11501. It is the general practice to let land under leases for a term of years?—It is.

11502. Has not much of the improvement in cultivation been the result of that system of leases?—Undoubtedly.

11503. They

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11503. They have induced the tenant to expend money on the farm?—They have.

11504. Are not the restrictions of entail unfavourable to leases and the improvement of the land?—Entails in Scotland are injurious, but in a slight degree, from this cause: there are no entails in Scotland under which leases cannot be granted.

11505. You have stated that a great increase of price took place in the value of agricultural produce immediately succeeding the scarce harvests of 1799 and 1800, and that that rise in price continued till 1814: to what cause do you attribute that rise in price for so long a period after the scarce harvest of 1800?—It must be ascribed I imagine to a variety of causes; to the great demand for produce during the period of war, to the interruption of foreign supply during the war, to the increase of population, to the progress of manufactures, and to the decrease in the value of money.

11506. Are you aware whether the war did in former periods occasion an advance in the price of agricultural produce?—No, I believe not; in some former wars there was a diminution in the price of produce. In the American war prices were low.

11507. How do you account for the opposite effect in respect of the last war?—From its long duration and its peculiar character.

11508. Do you think the rise of price in the last war commenced at a period shorter than the duration of the American war?—Yes, it did.

11509. Did the American war show a tendency, as it drew longer, to increase the price of agricultural produce?—I rather think that there was a constant tendency to falling markets during that war.

11510. Would you not have ascribed the advanced prices which took place between 1800 and 1814 exclusively to the alteration in the value of money?—I should not ascribe the advanced prices exclusively to an alteration in the value of money.

11511. Do you think any part of it arose from that circumstance?—I do.

11512. Did you ever know any former war that advanced the price in agricultural produce?—I am not at this moment aware of any former war where it did, though it may have been so.

11513. Why should there be a greater demand for foreign supply of wheat during the period between 1800 and 1814 than had taken place at former times?—During that period I believe the country was in a state of growing prosperity; the population continued to increase, and the demand seemed to outstrip the increasing supply of corn, while we were generally cut off from ready intercourse with the corn-exporting countries.

11514. Was the prosperity of the farmer occasioned by his having a high price for his productions?—The prosperity of the farmer was occasioned by the high price of his productions.

11515. Whatever occasioned the high price of his productions would occasion the increased prosperity of the farmers and the country at large?—It would at least occasion the increased prosperity of the farmers.

11516. Would it operate alike on other industrious classes?—A high price of commodities would doubtless operate favourably on all the producers of those commodities.

11517. Would you have thought any increased prosperity during that period could have happened to the farmer unless it had been accompanied by an increased price of his productions?—I think not.

11518. Whatever occasioned that increased price of his productions, would you ascribe to that cause his prosperity entirely?—I would ascribe to that cause his prosperity mainly, if not entirely.

11519. Is his adversity since occasioned by the low price of his productions?—I conceive so.

11520. Whatever has occasioned a falling price has been the occasion of the adversity of the farmer?—It would doubtless appear to be so.

11521. Is there much land under mortgage in Scotland?—There is.

11522. Has that made a reduction of rent very injurious to the landowner?—Certainly it has made a reduction of rent very seriously felt by the landholder.

11523. Have the falling prices been ruinous to any landowner in Scotland?—To very many.

11524. Did you say that the falling of prices had ruined many farmers?—Yes.

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11525. Farmers of great prudence?—Yes, of great prudence.
11526. Farmers of fair character?—Yes, of fair character.
11527. Whatever has occasioned it, if it is a law which has occasioned it, that law has confiscated that property?—If a law has done so that law must be regarded as the cause of the injury.
11528. Are you of opinion that any legal measures have had an effect to produce that fall of prices?—I am of that opinion.
11529. You would call those laws a confiscation on the farmers?—I would scarcely apply the term confiscation to them.
11530. Is the property gone?—The property of many farmers is gone.
11531. What other term would you apply to it?—I would perhaps term it highly injurious, or even destructive, to those whose property was affected.
11532. You were speaking of emigration; many farmers you say have emigrated with capital; was it formerly the habit of farmers in Scotland to emigrate with capital?—Till within these few years emigration was scarce ever thought of by farmers.
11533. What circumstance has occasioned their emigration?—Finding they were farming at low profits, with loss of profits, and in numerous cases paying rent from capital, they have thought that they should better their situation by emigrating.
11534. Fearful of losing what capital they possessed?—Yes, fearful of losing what remaining capital they possessed.
11535. You say some farmers have kept their capital together; do you think any farmers in the last 10 or 15 years have, as farmers, maintained themselves with as large a capital as they had at the beginning of that period?—Yes, I conceive that since the year 1822 many farmers have done so.
11536. Will you go back to the period of 1814?—Going back to the year 1814, there has been a prodigious diminution of farming capital.
11537. Of all classes of capital?—Of all classes of capital.
11538. No farmer stands in the same situation he did at that time?—None, in so far as it regards his capital. The fall in the value of his fixed capital has been very great, while to this are to be added all the losses he has sustained.
11539. Has the steam carriage to London had any effect on the prices in Scotland?—It has in certain districts.
11540. For how many years' purchase does land sell generally in Scotland now?—Land at present is selling for about 27 years' purchase.
11541. Do you recollect its ever selling for a greater number of years' purchase?—Yes.
11542. How many?—At 30 years' purchase, and upwards. The common calculation in Scotland was, that when the market rate of interest was at five per cent. land should sell at 25 years' purchase; if it were now to be sold at the same proportion, it should sell, when the market rate of interest was four per cent., at $31\frac{1}{4}$ years' purchase; when three per cent. at $41\frac{2}{3}$ years' purchase.
11543. You think the diminution in the number of years' purchase is to be ascribed more to the money market than anything else?—Not to the money market, for that is eminently favourable, but to the difficulties of the farmer, and the doubt and uncertainty that yet exist as to the future.
11544. Do you think that refers to the future uncertainty of the corn laws?—To uncertainty regarding the corn laws in particular, and the value of farm produce in general.
11545. You conceive that the alteration of the present corn laws, and the substitution of a fixed rate of duty, would materially lower the price of corn?—That would depend upon the amount of duty; the amount of duty might be so high as to effect a rise on the average price of corn.
11546. There is a great apprehension of change in Scotland?—A great apprehension.

Mr. Richard Howlett Jago, called in; and Examined.

Mr. R. H. Jago.

11547. WHERE do you reside?—In Lincoln's-inn Fields, 74, Great Queen-street.
11548. What is your occupation?—A land-surveyor and auctioneer.
11549. Are you employed as a land-surveyor in any of the counties round London?—In several of them.

11550. How

11550. How long have you been so employed?—These 20 years.
11551. Are you employed in Church business?—I have been so employed.
11552. In valuing tithe?—I have valued tithe.
11553. Extensively?—Not very extensively, but I am well acquainted with the principles upon which tithes are valued.
11554. Which are the counties in which you have been employed as a land-surveyor?—In Kent, Surrey, Sussex, Essex and Middlesex, Berkshire and Buckinghamshire, principally.
11555. Comparing the present condition of agriculture in those counties with its condition the last 10 years, should you say it was improving?—No, certainly not.
11556. Since what period did it begin to go back?—Within the last 14 years.
11557. Has it continued to the present period going back?—There has been very little difference in the average price of produce during the last 14 years, while the poor-rates, and other parochial assessments, continue to increase.
11558. The price of produce has been very steady the last 14 years?—Yes; the greatest average annual variation in the price of wheat from 1819 to the present time has not, I believe, exceeded 7 s. 6 d. a quarter.
11559. Has it been more steady the last four or five years than formerly or the same?—During the two last periods of seven years, there has been a very trifling variation in the price of wheat; as comparing the first seven years, from 1819 to 1825, inclusive, with the last seven years, from 1826 to 1832, inclusive, not more I believe than 2 s. a quarter.
11560. Do you think that the land is as readily let now as it was 14 years ago?—Certainly not; it is difficult to find a responsible tenant at anything like a fair rent.
11561. What reduction of rent should you say was necessary now, as compared with 14 years ago?—In many of the parishes round London, where the rents have been highest, I know the reduction has been as much as from 3 l. 10 s. or 4 l. to 50 s.; I would instance a very fine parish in the neighbourhood of London, within eight miles, the parish of Hendon, which was always very famous for the hay grown there, and which hay always produces the highest price in the London market; I have received four guineas an acre for rent there, and 3 l. and 3 l. 10 s. was perhaps the average price 15 years ago, and now I believe the best price is about 50 s. an acre.
11562. Is that titheable?—Yes, titheable.
11563. What was the price of hay when land let for four guineas an acre?—The price of hay varied excessively; perhaps it was 6 l. or 7 l. a load then. I have known hay sell for 10 l. a load within the last 15 years.
11564. What is it now?—The average price of all the markets in London last week was not more than 3 l. 6 s.; the average for the last seven years has certainly not been more than 3 l. 15 s. a load.
11565. What was the tithe per acre in this parish in which you state land was let for four guineas an acre?—I believe the tithe was very small at that time, the parishioners then paying only a modus for hay. The present incumbent, however, set that modus aside in a court of law.
11566. What is it now?—I do not know exactly, but I believe it is about 6 s. 6 d. or 7 s. an acre.
11567. The rent has fallen to 50 s., and the tithe has risen to 6 s. 6 d.?—Yes; under the circumstances which I have just explained.
11568. While the rent was four guineas the tithe was very low?—It was very low at that time, under a supposed modus, which could not be sustained in a court of law.
11569. This may be a particular case?—Yes, as far as the tithe is concerned.
11570. Taking other districts about London, what should you say was the percentage of the reduction of rent within the last eight or 10 years?—The reduction of rent has been very considerable indeed; full 30 per cent. during the last 14 years.
11571. You are employed in valuing tithe in this same district?—Yes.
11572. What has been the fall in tithe during that time?—Very considerable.
11573. As much as rent?—Yes; I think tithe when paid for by a composition has fallen in a greater proportion than rent.
11574. In what proportion to rent?—It would be very difficult to say without figures before me.

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11575. You are certain of the fact, that while rent has fallen 30 per cent. tithe has fallen more than 30 per cent?—Yes, I think it has, except in particular instances, where the tithes have continued to be taken in kind, or compounded for at their full value; there the fall in the value of the tithes would obviously be in ratio to the fall in the price of produce; this would, however, be no relief to the tenant.

11576. Where tithe is taken in kind, at what do you estimate the proportion of tithe to rent?—The net value of tithe, when taken in kind, is I think equal to one-third of the present rents.

11577. In estimating tithe, is there any better criterion of the value as the basis than the rent, also taking into account the quality of the soil?—The quality of the soil, and the price of produce is the best criterion by which the value of tithes can be estimated.

11578. If a farm be let from year to year, you do not think the rent is the fair basis of value?—No; that may be one criterion of the value of the tithe, but it is not always a correct one, because the farm may have been let when much out of condition, at a reduced rent on that account, and as the landlord will have the benefit of the improved condition of his land at the end of the term, the tithe-owner has a claim of one-tenth of the gross produce during that term; therefore when valuing tithes under Acts of enclosure, whether the tithes are to be commuted for corn rents, or for an allotment of land, the usual Parliamentary mode of ascertaining the value of the tithe is by taking a fifth of the annual value (according to the opinion of the commissioners) of the arable land, and an eighth of the annual value of the grass land.

11579. That is the gross value, not the net value?—The annual value or rental; a fifth and an eighth of the rental, where the rental is the annual value.

11580. Then rent is the basis of your calculation?—Not so; rental is not always the annual value, as I have before stated. The land may be let on lives, as in the west of England, at a nominal reserved rent, paying a fine on the renewal of each life. It makes no part of the commissioners' business to inquire into the actual rental of the land; they are bound to value the same to the best of their judgment and abilities, and were they even to make such an inquiry they would be liable to be misled, and do injustice to one party or the other. A tenant may have worked the land out of condition, and if it should be valued according to the then bad condition, without considering the staple quality of the soil, the landlord would be greatly injured in the value of his allotment, which of course depends upon the value of his land; and this I am afraid is too often the case.

11581. Would you then take the improved rent, not the present, but the possible condition of it?—I should value it according to the best of my judgment; if under an enclosure where tithes formed no part of the calculation, I should not allow the landlord to be a permanent sufferer from the laches of his tenant, but I should put such an annual value upon it as it would produce if farmed under the ordinary covenants of a lease, or in a good and husbandmanlike manner, which mode of farming a landlord can always enforce upon a tenant, whether on lease or otherwise, during the tenancy, or the termination of the same.

11582. If you found land out of heart and in bad condition, you would put as good a tithe as if it was in good heart with capital expended upon it?—No, I would not. The annual value that I should put upon it would depend a great deal upon the length of term for which the tithe was to be compounded for, or whether it was to be commuted altogether, either for land or a corn rent. It must be recollected there is no valuation necessary where the tithe is taken in kind, and if the landowner (who is the complaining party) wishes to have recourse to some other mode of payment, justice requires that the tithe-owner shall not be placed in a worse situation than he formerly occupied. If the tithe is taken in kind, the tenant can pay no more than the legal value of the same. If the tenant neglects the land, the tithe-owner suffers from the diminished produce during such lease, and the landlord suffers at the end of the term when he comes to seek a new tenant; he, however, has a remedy against his tenant for his neglect. Therefore upon land so circumstanced, if the tithe was to be compounded for for seven or 14 years, I should make a fair deduction from the annual value of such land, with reference to lands of a similar quality and situation; but if the tithe was to be commuted for ever, either for corn rents or land, I do not think the tithe-owner ought to suffer in perpetuity the whole loss of a mischief that is reparable in four or five years, and I should

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I should value it accordingly, and apportion such loss between landlord and tithe-owner.

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11583. Supposing the surrounding land to be in very good order, in very good cultivation, and yielding in proportion to its cultivation, and the land you estimated was in bad cultivation, and yielding little, you would not regard the condition of the land out of heart, but regard the condition of the surrounding land in good heart and yielding largely?—Not so. I submit that I have fully replied to this question in my last answer.

11584. You would abate the capital necessary to bring it into a good state?—Yes; as I have before stated, if the tithe was to be valued for a perpetuity, I should divide the difference of the value of the land in its then present state, and the value if it had been well farmed, according to the custom of the country, between the landlord and tithe-owner; and this would be much in favour of the landlord, as he has his remedy against his tenant for bad farming, while the tithe-owner has none.

11585. Do you value tithes both for churchmen and laymen?—Yes, I do, for any one who may do me the favour to employ me.

11586. Do you find any difference in the reasonableness of the one or the other to make terms; which are most reasonable?—I understand about one-third of the whole tithe of England is in the hands of laymen, and they in general take their tithes in kind; I refer to Parliamentary documents for that opinion.

11587. For the remaining two-thirds, what proportion do the churchmen draw in kind?—A very small proportion; I understand there is not more than 10 parishes in which the tithes are taken in kind in the whole of the diocese of the Bishop of London.

11588. Do they draw less in proportion than they did?—Decidedly so.

11589. Since when have they begun to draw less in proportion than they did?—Within the last 20 years; but I believe very few of the clergy within 50 miles round London ever took their tithes in kind for many years together; such a course of proceeding is generally forced upon a clergyman by the tenants refusing to compound on anything like a fair value. But compositions for tithes have, I believe, now become almost general, and are for the most part extremely moderate.

11590. Has that of late become less; have they become less rigid in exacting tithe?—I believe there never can be found, within my memory, three cases out of 10 in which clergymen have been rigid in exacting their legal rights; and during the last 14 years, as low prices and increased parochial rates have pressed upon the farmer, part of the nominal payment by way of composition for tithes has in many instances been returned to him by the incumbent, who is himself an equal sufferer from increased parochial rates.

11591. Does not that rather furnish an inducement to draw in kind?—No, I should think not; for to do so where tithes have been usually compounded for would be considered a declaration of war between the parties immediately; and this is the very thing which every good man would wish to avoid, and has been very generally avoided by the parochial clergy, by the concessions they have made to a morbid feeling which has arisen amongst us, and in which the outcry against tithes has been used as a means to accomplish a certain end.

11592. Has it been avoided generally?—I believe so; as far as my experience goes, the tithes which have been set and agreed on within the last seven years have been taken very low indeed.

11593. You think that applies more to the tithe drawn by clergymen than the tithe drawn by laymen?—Yes.

11594. You think that the lay tithe-holders are much more difficult to deal with?—Yes; they know their legal rights, and, like most other men, are not prepared to concede to clamour and attempts at intimidation that which justice does not demand of them. They in general take their tithes in kind, or value them just before harvest, (deducting of course all expenses,) and receive the value in money; out of which they are liable to pay all parochial rates and assessments whatsoever, in common with the clergyman, such rates and assessments being often equal to one-fourth of the whole of the rates of the parish.

11595. What should you deduct for the expense of collecting the tithe?—In general where tithe has been taken in kind, and it is proposed to compound for the same in money on view of the crop just before harvest, it is usual to deduct from the gross value of such tithes 25 per cent. for the expenses that would be in-

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curred by the tithe-owner in removing the tithe from the land, stacking, thatching, thrashing and carrying the same to market.

11596. That is to say, supposing the tithe is worth 100 *l.* you would fix the commutation at 75 *l.*?—Yes, 75 *l.* would be the value of the tithe after deducting all expenses to which the tithe-owner would be liable in converting the produce into money, such 75 *l.* being liable to a proportionate payment of all parochial rates and taxes.

11597. Supposing all the parish consisted of one estate, and the tithe of that estate was 1,000 *l.* a year drawn, you would say the composition ought to be 750 *l.*?—Certainly, if it was to be valued as taken in kind; and such valuations are generally made every year on view of the crops, and nothing can be fairer to both parties than this method; but the clergyman, who in general compounds for three, five, or seven years, would not obtain anything like such an amount.

11598. How would the clergyman value it?—After ascertaining the average value of the tithes for a certain number of years, he would probably lay such valuation before his parishioners, and offer to compound for 600 *l.* a year; it then becomes a matter of bargain, in which I leave the Committee to judge who is likely to have the best of it; if he gets 500 *l.* a year he will be very fortunate, and I have known many instances in which he would not have got more than 400 *l.* for it, because he is beaten down in his composition, and is unwilling to have recourse to taking his tithes in kind; the lay impropriator, on the contrary, generally lives out of the parish, and either lets his tithes to a farmer, or employs an agent, who collects them in kind, or values them, as before stated, just before harvest: he does not live amongst the parties who pay the tithes, and is not solicitous to enjoy their good opinion; the clergyman, on the contrary, resides (or ought to reside) amongst them, and although he seldom claims more than two-thirds of his legal right, he is often obliged to be contented with less than half.

11599. The lay impropriator does in many instances live in the parish?—Not in very many instances, I believe, as compared with the clergy; and when he does, the same weapons which wound and annoy a conscientious clergyman, from their very nature fall harmless on the crest of a layman.

11600. You say you would value it at 75 *l.* instead of 100 *l.*; what proportion does the 75 *l.*, in your opinion, bear to the rent of the land?—I have before stated that I think the 75 *l.* would be equal to one-third of the rents set within the last seven years.

11601. Would it not vary with the nature of the soil?—I am asked the proportion of such tithe so valued to the rent, and I have answered, I think in many instances one-third of the present rents; such rents are of course in proportion to the productiveness of the land, and vary in proportion with the nature of the soil.

11602. Practically, in estimating the proportion between rent and tithe do you take into consideration the cost of cultivating the land arising from its various qualities?—Yes, certainly, I always do; and I submit that in doing so I use a much more accurate method than that I before alluded to, of taking the fifth and the eighth of the annual value of the land; at the same time it is a much longer method to arrive at the result. The mode of making such a valuation, which I adopt for a farm or a parish, whether the land is farmed under a three, four or five-course system, is, to ascertain by going over the land, as far as my own judgment will allow me, the productive powers of each portion of that land, or the average annual produce of the same during all the three, four or five years of such course of husbandry. I also ascertain what will be the expenses, of every description, upon it; and thus I form my judgment of the value of the tithes. If it is for a composition for years, I afterwards reduce the value of the tithes so found liberally and largely, and apportion the same as a rent per acre upon the whole farm or parish, in proportion to the quality of the land, and local circumstances. I would now beg leave respectfully to state to this Honourable Committee what I conceive to be the true principles of a corn rent for the permanent commutation of tithes, by which the payment for tithes (or rent) shall always be in exact ratio to the price of produce out of the sale of which such payment is to be made. Here then is a principle. In going over a parish to carry this principle into effect, I first bring out the money value of the tithes, by valuing the produce of the land according to the average prices of the last seven or 10 years; and when the money price of every separate titheable article, matter and thing is thus brought out, I then make such a liberal and large reduction from the same as I think necessary, looking forward to what I think may happen, as well as backward on

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what I know has happened. I then divide such money payments so reduced by the same average prices of wheat (which usually govern all other kinds of produce) that I before used in estimating the gross value of the tithe (or rent, for the principle is equally applicable to both); this will give me a certain number of quarters of wheat as a corn rent for the aggregate of all the several fields on a farm or parish, which corn rent shall be immutable, except in case of such lands as shall be for two full years out of cultivation, when it shall cease to be paid, and again come into course of payment as soon as the said lands are again put into a progressive state of cultivation; and, except with respect to all lands that may now be cultivated as hop-gardens, nursery-grounds and market-gardens, and which may hereafter cease to be so cultivated, and of all lands which may hereafter begin to be cultivated as hop-gardens, nursery-grounds and market-gardens, all of which change of cultivation I should shortly and specially provide for, as set forth in a paper (B) annexed to this my evidence. Then to turn this corn rent into money every half-year, let every parish fix its own period when the average price of wheat (or the average prices of wheat, barley and oats, or any two of them, if you choose so to reserve the corn rent) is to be taken from the Gazette, say the average prices of the last three or six months before the day of payment, such average of price (or prices, if the corn rent is reserved in more than one species of grain) being multiplied by half the reserved corn rent, gives a sum in money that will at all times, and under all variations of prices, be in exact ratio to the price of produce out of the sale of which such payment is to be made, or, in other words, will be exactly in proportion to the farmer's means of payment. This, I respectfully submit, is the only just and equitable mode of commutation that can be devised to do away for ever with the irritation and heart-burnings arising from taking of tithes in kind, or valuing the crop just before harvest. For the operation of a corn rent (as it is miscalled, having nothing to do with the price of corn for 10 consecutive years) under Lord Althorp's Tithe Bill, I beg respectfully to refer the Committee to a paper, marked (A,) annexed to this my evidence. This is no theoretical scheme; I have, and do value, and receive both tithe and rent on this just and equitable principle, and can, if required, furnish to the Committee the varying half-yearly payments for tithes made on this principle in a parish in Surrey, the property of a lay impropriator.

11603. After you have taken all those deductions, to get at the proper value of tithe drawn, you make a reduction of 25 per cent. for the money payment?—Yes; that is when tithes are valued immediately before harvest, when of course no valuation is necessary.

11604. You ascertain what would be the money value of the tithe drawn?—Yes.

11605. You make a deduction of 25 per cent. in consideration of money payment?—Yes, because the tithe-owner then incurs no expenses.

11606. Is that your general mode?—Yes.

11607. Do the clergy, throughout the districts you mention, generally close upon those terms?—No; they would be most happy I should think to accept 60 *l.* in lieu of 75 *l.*, or 600 *l.* in lieu of 750 *l.*; and I do not believe that the late net receipts of the clergy would average 50 *l.* out of 100 *l.*, or 500 *l.* out of 1000 *l.*, the gross value of the tithes, because it is, as I have before stated, a bargain between the clergyman and his parishioners, which bargain has been much against the clergyman during the last 10 years.

11608. Have you been employed within the last twelvemonth in valuing tithe?—Yes.

11609. What proportion is the reduction made for commutation after the value had been ascertained, under the prices you mention, to which the parson has been compelled to submit?—I think there has been a reduction of as much as 25 per cent. during these last seven years from valuations made 14 years ago.

11610. You were understood to say, that having ascertained the value of the tithe to be drawn, in consideration of the clergyman not incurring the difficulty and the trouble and expense of collecting it, you thought 25 per cent. a proper deduction to be made?—Supposing he took his tithe in kind, and had been in the habit of taking it in kind, then I say that the 25 per cent. will be a very liberal reduction from the gross value of the tithes, and will more than cover the expense he would have been put to in keeping or hiring horses and carts, taking his tithe home and thrashing it out, and carrying it to market, and all attendant expenses. It

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should also be recollected that this 25 per cent. so deducted is clear gain to the farmer, because deducted from the gross amount of the tithe-owner's claim.

11611. Has he lately submitted to a greater reduction than 25 per cent.?—Yes.

11612. To what extent?—To 50 per cent. from the value of the tithes if taken in kind, or valued just before harvest.

11613. Have cases of that kind come within your own knowledge?—Yes; from what I have been enabled to see, hear and read, the clergy are not at this time receiving, on an average, one half of the value of their tithes.

11614. Do you make a distinction between valuing for the lay tithe-owner and for the Church?—No, there would be no distinction made in the valuation, but in one case such value so ascertained must be paid, or the tithe would be taken in kind, and in the other case it generally comes to the question, "if you will not pay that, what will you pay?" And, as I before stated, in this kind of bargain it is not difficult to see who will have the best of it.

11615. Practically speaking, do you make a distinction?—Yes; for, strange to say, a parish would not be content to pay to a clergyman what they pay to the lay tithe-owner, although the legal right of the one is as well secured by law as the legal right of the other, while the one (to use the phraseology of the times) is a non-productive, and the other a productive consumer.

11616. You say that the composition for the clergyman ranges from 25 to 50; when the lay impropiator compounds, what is the amount he agrees for?—I have already stated that 25 per cent. is deducted from the gross value of the tithes, calculated as if taken in kind, and is I conceive a liberal allowance made to the tithe payer, in consideration of the trouble and expenses that are saved to the tithe receiver.

11617. Whether the tithe be lay or be Church, if it is worth 100 *l.* the squire, you say, takes 75 *l.* for it; what does the parson take; does he get 75 *l.* or less?—He will of course, if he has been in the habit of taking his tithe in kind, get as near 75 *l.* as he can, but if he gets 50 *l.* he will think himself well off; sometimes he may be driven to accept 40 *l.*

11618. Generally speaking, at what would you state it?—That is a difficult question to answer; but I have a valuation now before me of which the following is the result: previous to 1813 the tithes of a farm in Suffolk of 1,300 acres were valued and let at 700 *l.* per annum; in 1816 they were again valued at 540 *l.* per annum, the tenant paying all rates and taxes, and were let at 400 *l.*; in 1828 they were again valued and let at 540 *l.*; and in 1831 they were again valued at 447 *l.* and let at 400 *l.*, the tenant paying all rates and taxes. The parties, whether lay or clerical, will of course get as near to the valuation as they can; but I have already stated that the one has the option of taking the tithe in kind should the proposed composition be refused, while the churchman has not that option without subjecting himself to unmerited obloquy and reproach in attempting to enforce his legal claim.

11619. You are understood to say that you think the clergy do not get the half of the value of their tithes?—I should think not more than half the value of their tithes. I have no doubt in my own mind that the majority of the compositions entered into during the last seven years do not average the one half of the value of the tithes.

11620. Does your knowledge extend to the whole of England?—No; I am asked as a matter of opinion, and I answer the question as such.

11621. The districts you know you can speak to more precisely, and that it is in that ratio?—The tithe of course is greater near London than it is at 150 miles from London.

11622. In proportion to the rent and land of the same quality?—I think it is.

11623. What is the cause of that?—Although the quality of the soil in the vicinity of London is not generally good, yet from the great facility of obtaining the best manure at a very reasonable price, the land round London is generally in a better state of cultivation, and in consequence more productive than land where such facility of obtaining manure does not exist, and consequently the tithe is more valuable.

11624. Has the clergyman more facility in collecting his tithes near London than far from it?—The clergyman does not collect his tithes in kind; I know no case lately where the tithes have been collected in kind near London.

11625. Has the threat of his being compelled to collect them in kind induced the

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the clergyman to take a lower composition?—Yes, I have known instances in which such a threat has been used by the tithe payers, when they knew the clergyman had not the means of doing so without subjecting himself to great odium and inconvenience, and when, if he had done so, they would have been the first to complain of it.

11626. How comes it that threat is more operative near London than far from it?—I understood that the last question applied to a threat made by the tithe payers to oblige the clergyman to take his tithe in kind if he would not accept an inadequate composition, and as such I answered it. If it was meant that the threat was used by a clergyman to enforce a composition, I beg to answer, I do not know that such a threat has been used; but as the tithe must be collected by one means or other, if a fair composition was refused such clergyman would have an undoubted right to have recourse to the alternative.

11627. You say that they get more near London than far from it?—Yes, I believe that to be the case, for the reasons before given.

11628. But still the fact is, that they do get more near London than in remoter districts?—They do; and that is, as before stated, because the rental is larger, and the acreage produce greater; therefore the tithe, whether taken on the rental or the produce, is increased in value.

11629. The question refers to the value in proportion to the amount of the outlay?—The tithe is calculated upon the gross value of the produce, after making all the deductions, as before-mentioned; but we have also a better market for hay and green crops of every kind in London than can be found except in the vicinity of cities and large towns in the country; such monopoly, however, in favour of the Middlesex farmer is now much reduced, as hay and clover is sent up to London from the midland counties (where they pay so much less rent for their land) by the canals, and that has ruined the hay farmers near London, and of course has been one great cause of the reduction of rent and tithes in that vicinity.

11630. Owing to the great quantity of capital applied to the land in the neighbourhood of London, do you not think it probable the occupiers of that land are inclined to pay a greater amount for their tithes, from the dread of having it levied in kind?—There is very little capital applied to the grass lands near London; but, as I before observed, the facility of obtaining manure makes them very productive, and of course increases the value of the tithes, and induces the occupiers more readily to compound for the same rather than run any chance of having them taken in kind, but I am not aware that there are any parties fear that threat near London.

11631. Can you mention a parish near London where the rent is so much and the tithe so much, and a parish at a distance where the rent is so much and the tithe so much?—I could mention land in the parish of Hartfield, in Sussex, where the rent is 15 s. an acre, and the tithe only 1 s. 6 d. an acre; but I am afraid I do not make myself clearly understood; I do not say that I think the tithe near London is greater, taking into consideration the difference of rent that is paid, and the difference of the productiveness of the land, but that the tithe is greater, acre for acre, particularly on grass land, because the acreable produce is greater, and that such produce is raised by the application of manure obtained at a much cheaper rate than it could be obtained at a distance in the country. At Hendon, and several other parishes round London, they used formerly, in good times, to dung extremely high at a comparatively small cost to what it would come to 100 miles from London, because when they send their hay to market they always bring back dung, and lay three times the quantity on the land that farmers would do in a parish 100 miles from London; therefore the tithe-owner really receives more in amount than he would get from a farm at 100 miles from London, of the same dimensions and of the same quality of soil, by reason of the superior artificial productiveness of the farm near London, and the facilities afforded by good manure and good markets.

11632. In estimating the tithe near London, you estimate the produce raised by the increased application of manure and the increased capital applied by the farmer?—Yes; in every part of the country the value of the tithe is the value of the tenth part of the produce. The compositions for tithes made of late years by the clergy, to the best of my knowledge and belief, range from one-fifteenth to one-twentieth part of the produce.

11633. You say that where the actual tithe is 100 l., if valuing at the utmost you would put only 75 l.?—Yes.

11634. Would that 75 l. be more or less than a fifth of the actual rental of the land?—

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land?—Take a grass farm where the rent is 50 s. an acre, and the average produce a load and a half to the acre, and the second crop or after-grass worth 30 s. an acre, then the value of such produce will be 7 l. 2 s. 6 d., and the tithe of the same 14 s. 3 d., from which deduct 25 per cent. and the net value of the tithe will be 10 s. 8 d. an acre; this will be a little more than one-fifth of the rental, supposing the tithes to be taken in kind, or at a high composition. A clergyman would compound, under those circumstances, for 6 s. or 7 s. an acre, and I have no doubt that the compositions that take place for tithes in general range about one-seventh or one-eighth of the rental, except in very productive arable land, where the proportion is of course greater; but compositions are generally taken at an acreage price, all round, in the same manner as the rent is taken.

11635. You refer to arable land?—My last example was given on meadow land. For arable land, let the rent near London be 40 s. an acre, and the average produce three quarters per acre of wheat, at 3 l. a quarter, the value of the produce will be - - - - - £. 9 - -

Straw very low - - - - - 3 - -

$\frac{1}{10}$) 12 - -

1 4 -

Deduct one-fourth - - - - - - 6 -

- 18 -

Deduct fallow once in four years - - - - - 4 6

Net value of tithe - - - - - £. - 13 6

which is about one-third of the rental; and yet upon grass farms where the proportion is one-third arable and two-thirds grass, such tithe will be compounded for at 6 s. and 7 s. an acre, and I know none higher than 9 s. an acre, which is, I believe, subject to a deduction.

11636. Do you refer to the compositions of lay impropriators?—No, to those of the Church; but there are many lay impropriators who are equally moderate.

11637. Where the lay impropriator gets his very utmost, does he get more or less than one-fifth of the rental?—I cannot better answer that question than by referring to the figures before given; if he takes his tithes in kind, or compounds for them at their full value, he gets more than one-fifth of the present rental of arable land.

11638. Suppose he gets one-fifth of the rental, or 75 l., do you think, taking the average of England throughout, the clergy do not get above 36 l. or 37 l.?—I stated that I believed the clergy took between one-seventh and one-eighth of the rental; one-seventh would be 53 l. 11 s., and one eighth would be 46 l. 17 s. 6 d. I have before given my reason for saying that the rental is not a criterion of the value of the tithes.

11639. That would be more than half of 75 l.?—Yes; I have furnished the Committee with an example taken from my own valuations, and shall be most happy to offer any further explanation that may be required.

11640. Do you not know cases in which the actual tithe paid is considerably more than one-fifth of the rental paid; do you not know cases in which it is as much as one-fourth or one-third?—On referring to my books I am enabled to answer, I do know some parishes in which the tithe is more than one-fifth of the rental, but I do not know any one in which it is as high as one-third. I know a fine parish called Greenford, within eight miles of London; the rental of that parish is, I think, on the average about 2 l. 5 s. an acre, or from 2 l. 5 s. to 2 l. 10 s.; the tithes there are 6 s. or 6 s. 6 d. The parish of Wilsden, within five miles of London; I suppose the average rental is 2 l. 10 s.; the tithes there are 6 s. 6 d., on what is improperly called a corn rent; and I could mention 20 others in which the tithes are about one-seventh of the rental, including arable and meadow land.

11641. That is grass land?—Yes; the greatest part of both those parishes is in grass, not more than one-third arable; but I know parishes where the proportion of grass and arable is reversed, the tithe of which bears the same proportion to the rental.

11642. Are you not aware that in some parishes within a few miles of London, the tithe of wheat alone is 14 s. an acre?—No; but I should think a tithe of 14 s.

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in acre for wheat, in the common fields at Acton, where they grow four, sometimes five quarters to the acre, a very reasonable composition.

11643. Are you acquainted with tithe generally, except in the immediate vicinity of London?—I am acquainted with tithe in the counties of Devonshire, Somersetshire and Cornwall, in Herts, Buckinghamshire and Bedfordshire, but more particularly in the counties I have formerly mentioned. In the county of Kent, where the tithes are very frequently taken in kind, or compounded for in the manner I have described, of course the wheat will come to 12 s. or 14 s. an acre, but it should be recollected that when valued in this manner fallows pay no tithes, and this will be found practically to very much reduce the acreable value.

11644. Would that be considerably more than one-fifth of the rental?—Yes, no doubt it would in that case; but I have just explained that a composition per acre takes in all fallows, and comprehends land of every description, while a valuation made just before harvest comprehends only the actual crops on the ground.

11645. Have you known the condition of the labourer in those counties of which you have been speaking?—Yes, I have known them, and have inquired into their state and condition everywhere where I have been employed; a surveyor is obliged to do that professionally, because wages form a very serious part of the expenses on land.

11646. What is their condition now as compared with their condition when you first knew them?—I am sorry to say that their condition is, both morally and physically, much worse now than it was 15 years ago, but it is better now than it was three or four years ago.

11647. Have wages risen?—In Kent, Surrey, Sussex, Herts, Middlesex, Berks and Essex, I know wages have risen since the disturbances of 1830 and 1831, but I am afraid they cannot be maintained at their present rate. The poor-rate weighs down the farmer and paralyses all his exertion. May I be permitted to state here what I believe is not generally known, or if known is disregarded, that the persons employed in the cultivation of the land, being about one-third of the whole population of England and Wales, pay two-thirds of all the parochial rates and assessments levied in England and Wales. I prove this position thus: I have not by me the census taken in 1831, but I can refer to the census of 1821, and I have no doubt it will be found that the increase amongst the different descriptions of persons variously employed has been pretty nearly in the same ratio. In 1821 the whole of the population of England and Wales was stated to be - 12,298,175
Of which there were persons employed in agriculture - - - 4,182,104

Other ways employed - - - 8,116,071

So that the number of persons employed by and dependent on agriculture is 34.06 to the whole of the population. In the year ending March 25th 1823, the total amount of parochial assessments was - - - - £. 6,703,501
On which was levied on land and manerial profits for England and Wales - - - - 4,693,161

Levied on dwelling-houses, mills, factories, &c. - - - - £. 2,010,340

So that the persons who in regard to the general population are 34.06 per cent. pay 70 per cent. on the whole of the parochial assessments; or they pay 14 s. in the pound of the whole assessment, when they ought to pay only 6 s. 9½ d. in the pound.

11648. You ascribe that to the disturbances?—I am afraid I must do so, as there is no reason for such rise from the increased price of produce.

11649. That rise, however occasioned, has added to the comfort of the labourer?—Yes, a little; it has done so; it has given him perhaps from 1 s. 6 d. to 2 s. a week more; it has increased the labourer's wages from 10 s. 6 d. to 12 s., and from 9 s. to 10 s. 6 d. a week.

11650. What has been the reduction of rent generally in those counties since the war?—It has been very different in almost all those counties I have mentioned. In very poor land the present rents are very low indeed; in the parish of Effingham, within 24 miles of London, in Surrey, very poor land indeed, I suppose the average rent of that parish would not be more than 18 s. an acre.

11651. What was it in the time of war?—I am informed from 25 s. to 30 s. an acre; I know a farm there of 178 acres, which was let in 1825 at 160 l. per annum

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for 21 years; the tenant lived there three years, and spent 1,500 *l.* more than the receipts of the farm; he let it with all improvements in 1828, but I believe seldom obtained his full rent, and in 1830 he was obliged to grant a lease to the tenant in possession for the remainder of the term at 120 *l.* per annum; the landlord holds the original lessee to his bargain, and will not abate a shilling of the rent, therefore the loss to the lessee will be 60 *l.* per annum for 16 years, which at five per cent. interest is 1,416 *l.*; the rates are about 4 *s.* 3 *d.* per acre, and the tithes about 2 *s.* 6 *d.*

11652. If the prices of the present year should be the permanent price, could the average rent of 18 *s.* be sustained?—I think not. Allow me here to state the result of any legislative measure which should permanently lower the price of wheat to 50 *s.* a quarter. I will take the average rental of all the land in England and Wales at 16 *s.* an acre, and the average produce at 18 bushels; if by any legislative enactment the price of wheat should be forced down to 50 *s.* a quarter, and all the farmers' expenses, except for seed and bread, remain the same, which must be the result, a fall of 10 *s.* a quarter on the produce of the average quality of land, as given above, would be 22 *s.* 6 *d.* per acre, which is equal to the whole of the rent and the poor-rates; therefore to talk of a reduction of rent to meet such times would be absurd; there would be neither rent nor poor-rates on the average quality of land; and if such an effect must follow on a permanent reduction of the price of wheat to 50 *s.*, what would follow from a repeal of the corn laws, which would permanently sink the price to between 40 *s.* and 45 *s.* per quarter? None but the first quality of land could be cultivated to pay any rent, all the rest must go into rough pasture and furze; and as the proportion of labourers employed on pasture and arable land is about one to eight, what would become of 2,000,000 of our labourers? would they turn them into cotton spinners? alas! their hands are hard from labour, and unsuited for delicate manipulation.

11653. What further reduction do you think will be necessary?—It depends a great deal upon the quality of the land, because, unfortunately, the worse the land the more expensive is the cultivation of it to ensure a profitable return.

11654. Take the parish of Effingham, that has fallen from 25 *s.* or 30 *s.* to 18 *s.*; can that 18 *s.* be sustained if the present prices continue?—I doubt whether it can; I am speaking of average prices, and of the average quality of the land in that parish.

11655. Should you say that rent and tithes generally have found their level with prices?—I should think they have upon the two best out of the four qualities into which I should divide the soil; the prices during the last 14 years have been very generally uniform.

11656. With the prices of the present year?—No; prices have been extremely low, both in 1832 and up to the present period of 1833.

11657. If those prices should continue, do you think, generally speaking, rents must fall lower?—I think they must upon all lands below the second quality.

11658. How much lower?—Perhaps 15 per cent. I am afraid to state what I know is the condition of a great many tenants; there is a great deal of land in Surrey let for 10 *s.* and less than 10 *s.* an acre, and a great deal of heavy land in Essex let for 7 *s.* an acre, and yet the tenants are very poor; I also know land in Oxfordshire where the poor-rates are equal to two rentals.

11659. What part of Essex do you refer to?—Near the Hundreds and in the Hundreds.

11660. Is there much land unoccupied there?—I have been informed so; I have no farm to let there myself at present: I have let land there at very low prices: the expenses of cultivation are very heavy there.

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Jovis, 4^o die Julii, 1833.

THE RIGHT HON. SIR JAMES GRAHAM, BART.

IN THE CHAIR.

*Edward Driver, Esq., called in; and Examined.**Edward Driver, Esq.*

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11661. YOU are a land-surveyor?—Yes, I am.

11662. Residing in London?—Yes.

11663. And in extensive practice?—Yes.

11664. Throughout what district does that practice extend?—I think I may say generally all through the country; I receive, for instance, rents for the Crown in 18 counties.

11665. How long have you been so extensively employed in those counties?—For the Crown ever since the Act of Parliament passed, in 1817, for the appointment of receivers, which is now 16 years; and I was long before so employed for many private individuals.

11666. In the transaction of your business do you visit in the course of the year all, or the greater part, of those counties?—Yes, I do.

11667. Have you been in the habit of so doing since you have been a receiver of rents?—Yes, I have.

11668. Making such distinctions as you think it right to make in your answer, with respect to different counties, should you say that the general agriculture of those counties which you visit annually, and in which you receive rents, has been going back lately, and if so, from what period has it began to go back?—I think I may say generally that it has been going back, and certainly I think more in the last 10 years than at any former period.

11669. Bringing to comparison rather a later period, since the passing of the last Corn Bill, which was in 1828, has the agriculture of these 18 counties been going back since that?—I think the distress that they feel has increased since the period of 1828.

11670. With respect to the gross produce raised in the 18 counties, should you say that that had diminished since 1822, in average seasons?—I think in many of them it has certainly diminished, from, I should say, the land having become in a poorer state, having been more neglected of late years, and consequently less productive.

11671. Does that observation apply to all qualities of soil, that it has been more neglected, or to any particular soil?—No; I think I should say to the inferior soils, such as the cold clay soils and thin soils, more than to the better soils.

11672. To the cold clay soils more than to the least inferior soils?—I do not think the light inferior soils have suffered so much in proportion to others.

11673. The stiff clay land requires more labour?—Yes; and the seasons have been particularly unpropitious for those lands for several years back.

11674. Do you know any considerable tract of cold clay land that has gone out of cultivation in those 18 counties?—Not in one district, but I think in a great many districts there have been small portions that have gone out of cultivation.

11675. But no considerable tract within your knowledge?—No, certainly not.

11676. Within the last 16 years what should you say had been the abatement of rent, speaking generally?—I think from 20 to 25 per cent.

11677. Is that upon the highest war-rents, because 16 years would not carry you back to the war?—No, it would not; and I think in some upon the war-rents there has been more reduction than 25 per cent.

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11678. Has the reduction been relatively greater upon those cold clay lands than upon the other lands?—Yes, I think it has generally been so.

11679. Confining your observation to the cold clay land, what reduction of rents has taken place upon them, speaking of the average reduction?—I should think I may say nearly 33 per cent., or about a third part.

11680. Have the prices of agricultural produce been steady for the last five years?—No.

11681. Have they been more steady than in the antecedent periods of five years?—I am hardly prepared to give any decided answer to that question, for there are such constant fluctuations in the price of agricultural produce that I can hardly give an opinion upon that point.

11682. Grounding your estimate on your experience of the last five years, under the present law, if you were called upon to value an estate, or to value a farm, what is the price you would put upon wheat a quarter, prospectively with a view to let a farm?—That is really very difficult to answer, for the price this year has I think fallen more than it did for several years past.

11683. The crop of last year was above an average crop?—No, I do not think it was above an average, but I consider it was very good in quality.

11684. In the 20 counties which you know and visit you should say it was not above an average, upon the whole?—No, upon the whole, certainly not.

11685. You can only let land with a view to some probable value of grain and its produce, and so valuing, what is the estimate you would put upon wheat?—I have considered that 8*s.* a bushel would be the lowest price that wheat can be grown at to remunerate the tenant.

11686. Will not it depend upon the rent whether it remunerates a tenant or not?—I go upon the fair rent that he is paying.

11687. Whether he is paying a fair rent or not will very much depend upon the price of corn and other outgoings?—I do not consider that rent has so much to do with it as many other things.

11688. What are the other outgoings that regulate the rent that the farmer can afford to pay?—I think the matter of greatest consideration is the poor-rates and labour.

11689. If the prices of the present year continue permanent, you think that the rents which are paid, generally reduced, as you say, 25 per cent. upon the superior land, and 33 per cent. upon the cold clay land, can be maintained as they at present are?—Yes, I think they might, if the price of wheat does not fall lower than it is now.

11690. You think that, generally speaking, throughout those twenty counties rent has found its level with the present prices?—No, I do not think so; I should not wish the Committee so to understand me.

11691. What further reduction will be necessary to meet the present prices if they continue permanent?—I did not mean in my former observation that 25 per cent. has been taken off all the rents in the different counties, but that there had been cases where abatements to that extent had been made.

11692. Giving a general per-centage of reduction as nearly as you can, in your judgment, what should you say had been the per-centage reduction over those 18 or 20 southern counties of England?—If I was to give an opinion upon those cases where I am individually concerned, I should say generally they have not been so made, although in those counties there have been many cases where quite as much reduction has been made.

11693. Speaking generally of the estates under your management, and from your knowledge of the management of other estates in the counties which you visit, what, making all allowances, should you say had been the average abatement?—I do not think I can answer that question more decidedly than I have done.

11694. If the present prices continue, what further average abatement should you say would be necessary?—That again will not apply generally to the counties, because the like abatement may not have been made to all the tenants, and some may have had more abatement made than others, and some not any.

11695. Speaking generally, is it your opinion that the present rents can be maintained at the present prices?—No; I should say certainly not.

11696. Will the reduction that will be necessary be considerable with the present prices?—I should not think it would be necessary it should be very considerable at the present prices.

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11697. What has been the abatement given to Crown tenants generally?—They are all let upon lease, and therefore no abatements are made to any of them. *Edward Driver, Esq.*

11698. What is the duration of a lease?—Thirty-one years is the general term that has been granted, and there have been but few instances where abatements have been made.

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11699. In how many counties are the Crown lands?—There are 18, for which I am employed as receiver; but, however, in some of those counties there are very few estates, and these very trifling.

11700. Did the lease of 31 years in any cases expire this last spring?—No; many that have expired the last three years have not been re-let, but have been sold.

11701. Then they were let about the years 1800 and 1801: how many years' purchase has the Crown obtained upon those farms coming out of the leases of 1800 and 1801?—I have not any papers before me to enable me to answer that question now; I could do it at home.

11702. Not referring to villa land, but to farms?—I think they have generally sold at about 30 years' purchase upon the value at the time of sale.

11703. Is that 30 years' purchase upon the rent of 1801?—No; without any reference at all to the old rents.

11704. Taking the rents, how many years' purchase upon the old rent will they generally fetch?—I do not think I can give an answer to that question, because in those cases where the Crown lands have been sold, they have been generally divided into lots for accommodation, and therefore accommodation prices have been obtained, and I do not remember any cases where farms have been sold in entireties.

11705. Has the Crown been forced to make any abatement of the rent upon the leases that came into operation in the high prices of the war of 1806 to 1814?—No, I do not recollect that we have made abatement in any such cases.

11706. Are the tenants now paying the war-rents?—I think there was one case at Dover where the tenants have been allowed some abatement, but which, however, was more particularly rendered necessary in consequence of the land having been let by auction, and it produced a very high price, so that abatements were made for two or three years in those cases.

11707. Is that the only exception?—No; I recollect another instance where some abatements were made to the tenants of the Ingress-park estate in Kent, and to one tenant in Essex.

11708. Are the tenants going on steadily, paying the rent for which they contracted at the top of the war price?—Yes they are.

11709. Are they losing money upon it?—In some cases they are.

11710. Have you reason to know that the Crown during the war let at a lower rate than the other landlords?—No, I do not think they did.

11711. In this particular case of Dover, where the reduction has taken place, the land was let by public auction to the highest bidder?—Yes, upon a 31 years' lease.

11712. In what year?—I think in 1814.

11713. And that is the only exception, within your knowledge, where rent has been reduced from the lease for 31 years at the top of the war prices?—No; there are the other instances, as mentioned, in respect of the Ingress-park estate in Kent, and the farm in Essex.

11714. Are the tenants going on?—Yes.

11715. What was the amount of that reduction?—I think it was 10 per cent., or not exceeding 15 per cent., excepting two years and a half, which was 25 per cent.

11716. How do you account for the fact that you have stated, that landlords in general have reduced in the large proportion you have stated since the war, and that the Crown lands you consider to have been let not more reasonably than landlords generally have let their lands, and yet that the Crown tenants have been able to continue without any reduction whatever, while so large a reduction has been necessary to the tenants of other lands?—I do not know how I can explain that, but I do not think that for the last 15 years there have been any lands of Crown farms that have been let at all. I think all those which have fallen into the hands of the Crown since that period have been sold.

11717. But you stated that there are Crown tenants holding lands that have held their land for 31 years, and that those tenants so holding for 31 years have not had

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any abatement made to them, and yet that those lands were not let at lower rates generally than other landlords let their land; how is it that these tenants of the Crown are able to go on with the cultivation while the tenants of other proprietors have been obliged to have those abatements made to them?—I am not able to give any explanation to that question.

11718. Do you think the Crown tenants are in a bad state as to circumstances?—No, I do not think they are.

11719. Then they must have made money, or have paved their way during their lease?—Generally the Crown estates have been let in large parcels to individuals, who have afterwards underlet them.

11720. There has been a middle-man?—There has been a sub-tenant to the Crown lessee.

11721. That is not universally the case?—No; the Crown estates are not very extensive; I should wish the Committee to understand that the whole amount of my receipt is not more than 14,000 *l.* or 15,000 *l.* a year in those various counties, therefore it is but a small rental.

11722. Have you land at Eltham in Kent?—Yes; that is one of the largest estates which the Crown has.

11723. When was that let?—That was let in the year 1808 or 1809:

11724. A lease for 31 years?—Yes, to commence from the expiration of the former lease.

11725. And the tenants generally are going on paying the rents for which they then contracted?—The whole of that estate was let to one lessee, and therefore the rent has been always paid by that lessee to the Crown; but he made an application for a reduction of rent, which was refused.

11726. And he underlets this farm again?—Yes, he underlets the several farms again, and certainly did so in a very unsatisfactory manner to his tenants when he let them.

11727. Do you know what proportion there is between the rent that the tenant of the Crown pays, and the rent paid to him by his under tenants?—This property was not sublet at an increased rent, but so soon as the lessee obtained the lease from the Crown he put up to auction the farms in lots for the residue of his term, reserving only one year, and this was at the time when all agricultural produce was exceedingly high, and the tenants having had a promise from the landlord to have their leases renewed at a fair valuation, allowing the lessee a fair profit upon the valuation which had been made by my father on that occasion, they had gone on and farmed their land highly, fully relying on the promise which had been made.

11728. So that they paid him a certain sum of money to be put in his situation as tenants of the Crown?—They paid at auction large sums for their leases to prevent themselves being turned out of their farms, and so secure to them the opportunity of getting some return for the monies expended by them in the lands; and in some instances the old tenants were outbid by strangers, but I believe that the rents which the Crown lessee is receiving from his sub-tenants is no more than he is paying to the Crown.

11729. Is that the general practice with the Crown estates, of letting them to one individual, who sublets them again in different lots?—I think it has been the case in two or three large estates, certainly; there is one also in Sussex, but that was under a particular circumstance: it was an estate which reverted to the Crown for want of a male heir; a relative made the discovery to the Crown, and he in consequence became the tenant at a reduced rent, as a reward for the discovery he made of the estate having so reverted to the Crown; and this lessee has sublet the several farms: these are the only two large estates that we have in our collection.

11730. Then, speaking generally, you would say that the letting of the Crown lands is so different that it does not form a test of the average rental or average profit of farming?—I do not think that it would; there is one large estate in Essex that was let by tender in the year 1818, and that is an instance that will most apply.

11731. Are they arable farms?—Yes; and it was let in 1818 for 28 years, to make the term concurrent with the adjoining farm.

11732. But the leases are still unexpired?—The leases are still unexpired, and that letting has proved a very bad take; the tenant applied for a reduction of rent, and the Crown allowed 20 per cent. from Michaelmas 1821 to Michaelmas 1824, and

and 10 per cent. from that period to Lady-day 1826, after which it was discontinued, and the Crown sold the estate in 1828.

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11733. Is the same tenant now upon it?—Yes.

11734. Has the tenant had a reduction of rent since the Crown sold it?—I do not know, for I have not had anything to do with it since; I believe if he has not had reductions he has had some other accommodation from the purchaser.

11735. For how many years' purchase did the Crown sell that estate?—I think for very nearly 30 years' purchase.

11736. Was it wholly an agricultural farm?—Entirely so.

11737. No houses upon it?—Nothing but good farm-houses.

11738. When did you sell it?—I sold it in 1828, and I do not even think that that will be a criterion in reference to private estates, for the Crown property always sells at a higher price and more readily than any estates belonging to private individuals.

11739. How do you account for that?—Because the title is so simple and good, and the charge for the conveyance is so extremely moderate.

11740. You mentioned that, in your opinion, other outgoings were much more important to the farmer than rent, and you particularized poor-rate. In the 18 or 20 counties in which you manage estates do you perceive great difference in the management of the poor?—Decidedly so.

11741. In some counties the poor-rate is increasing much more rapidly than in others?—It is.

11742. Where the poor-rate has been most rapidly increasing have you observed any particular management which you think defective?—I do not think I am prepared to say that I have observed any particular mismanagement, but I think I am prepared to say that there has been want of attention of parties.

11743. Which are the counties in which the poor-rate is increasing most rapidly of those 20 that you know?—I think in Sussex they are the highest and increasing most.

11744. What is the particular neglect to which you ascribe the increase on the one hand, and the care which you find salutary and advantageous in other counties?—I would state, first, that where I have observed the great advantages is from the attention and care that has been given from the heads of the parishes to the management of the affairs of the parishes; I know of several instances in Hertfordshire and elsewhere where very great assistance has been derived by such attention; and if gentlemen themselves were to interfere more than they do I am quite satisfied that very great benefit would be derived generally in the reduction of the poor-rates.

11745. Have you been able to form any opinion of the effect of the Select Vestry Act, where it has been carried into execution?—No, I have not.

11746. Or the system of paid overseers or relief given only in the workhouse?—No, I cannot say that I have.

11747. If you are not able to state what is the particular management which you think most advantageous, will you point out the management that you consider most defective and most injurious; in Sussex, for instance, where you say that poor-rates are increasing most rapidly?—I think it is very desirable that they should have a workhouse in different parishes, and as much as possible bring their poor home to those different workhouses, and then by frugality and great care in providing for them very great saving might be experienced.

11748. Should you say generally that the number of labourers employed on the land in those numerous counties which you visit is less than it was?—I think I should say that it was so, certainly.

11749. What should you say, speaking generally, was the condition of the labourers now; better than it was or worse?—I think better than it was two years ago.

11750. What is it now as compared with 16 years ago?—Worse, I think, now than then.

11751. Speaking generally of all those counties?—I think so.

11752. You do not confine that to the counties where the poor-rate is mismanaged?—Perhaps more so in those counties where the poor-rates are higher than in some other counties where they are not so high.

11753. Which are the counties that you visit where the poor-rate is best managed, and the condition of the labourer is also best?—I am sure I do not know how to discriminate between them, because I have not much interference

Edward Driver, Esq. with the direct management of the poor in any of them, my business being principally for the inspection of the estates and receiving the rents.

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11754. When you receive rent, and the tenants complain of the weight of that rent, is it not a constant subject with them the increase of the poor rate, and does it not follow that you should investigate it?—However this may be, it does not follow that we should investigate it, because the farms are, generally speaking, let upon lease.

11755. Have you observed any advantage in granting small tracts of land to cottagers?—I do not think that I have experienced so much advantage from that system as I expected.

11756. Have you tried it for any length of time?—No, not for any length of time.

11757. How long have you tried it?—Not more than two or three years.

11758. And, on the whole, you do not think it advantageous?—I do not think the benefits are so great as I expected they would have been, or the satisfaction been so great as I expected in parishes.

11759. Will not that depend upon the rent of the land?—I do not think the amount of rent which has been required has been considerable.

11760. What evil has resulted from it?—In some instances I have found that the farmers have been dissatisfied, because they found that the labourers if employed upon their own grounds were more fatigued and less able to perform their labour to their employers.

11761. The dissatisfaction is with the farmers, and not with the labourers?—Not with the labourers.

11762. Nor with the owners of the cottages or gardens?—No; I do not think they have any dissatisfaction. I have in one instance offered 20 acres to divide into small lots, and I could not get one person to take them.

11763. Were they near any villages or any cottages?—Not near cottages; they were not far from the village.

11764. How far from the village?—About three-fourths of a mile from the village and the residence of the labourers.

11765. What was the quality of the land?—Very fair quality; there was no objection on that account.

11766. Is there a great deal of land in the market now?—Yes, there is.

11767. Have you difficulty in selling land?—Very great.

11768. Is there greater difficulty in selling inferior soil than good land?—Unquestionably so.

11769. Upon good land, not upon old lease, but upon rents which should be in the progress of payment for the last four or five years, without arrear, how many years' purchase can you get upon such land, not in any accommodating situation, or any fancy site, but an estate of fair quality, and let within the last four or five years?—Really I do not think that it is possible to say what rate of years' purchase you can positively obtain for any estate at this time, because unless property is really wanted for its locality, there is scarcely any bidder for it; the capitalist seems very reluctant at this moment to make any offer for property.

11770. How long has that been the case that the capitalist is unwilling to advance money?—I think for the last three years in particular.

11771. The price of stock and the rate of interest is an inducement, is it not, to sell out and invest in land?—I should have thought so certainly, and that there never can be a more favourable opportunity than the present for the investment of money in land, for the funds have been so high in price, and the rents of land have been so much reduced, that I should have thought no objections could exist now in the minds of the capitalists to make investments at the present state of rents, but we do not find from experience that such is the case.

11772. Are you able, from conversation with landlords, or from your transactions in your extensive business, to state what, in your opinion, is the reason of that unwillingness?—I think the uncertainty that seems to prevail in the minds of all persons as to the stability of rents of land may be stated as the principal cause.

11773. What are the causes that lead to the impression that present rents cannot be supported?—The question of corn laws has been so much in agitation, and does not yet appear finally settled, that capitalists seem on this account unwilling to invest their money.

11774. Then the public opinion of capitalists, who would not look to land for investment,

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investment, is, that any alteration of the corn laws would produce a very serious reduction of rent?—That is the opinion, as far as I can collect from the different persons that I have conversed with.

11775. They do not fancy a property tax, or any of those changes which are contemplated which are said to be advantageous; those who would sell to invest differ from that opinion?—I do not know what exactly may influence them, but it is very clear that they do not freely lay out their money.

11776. And the uncertainty with respect to the corn laws as bearing upon the rent is, in your judgment, the principal reason why the capitalists are unwilling to invest?—I should think that may be deemed the principle reason, and further the leading cause, why the rents are not more settled.

11777. If the corn laws should remain as they are should you think that present rents can be generally maintained?—If it was quite certain that there was to be no alteration in the corn laws I see no reason why the present rents should not be maintained.

11778. Generally speaking, you think that the present rents are not too high for the present prices of corn?—Not much too high; in some cases they may be too high, because some landlords will not make the abatement that others do.

11779. Going back for the last seven or ten years, has there been a general reduction of them?—I should say there has been a general reduction, certainly.

11780. Have purchasers of land during the last 10 or 15 years, having purchased it calculating upon the rent then paid, found themselves obliged to reduce?—I am quite of that opinion.

11781. Your experience of the buyers of land during the last 10 years has been that they have not realized the rent on the expectation of which they purchased?—Yes.

11782. Do you not think that the corn laws would produce an unwillingness to purchase land at a higher number of years' purchase?—I have not stated that; but capitalists are so unwilling to lay out money in land, because they have not a data that they can satisfactorily calculate upon.

11783. Then you ascribe that to the uncertainty of their past experience?—I attribute that to past experience, certainly.

11784. If corn was to fall below the average of the last three years, would you expect a still further reduction of rent?—I should.

11785. Putting the corn laws out of the question, could any purchaser of land calculate, even if the present prices were maintained as they are, on the certainty of wheat maintaining for the next three years the price of the three last?—I think he could, provided there were no great increase of poor-rates to interfere.

11786. Then you would not consider that he could certainly proceed upon it upon a certain calculation, and supposing the case of the last three years for the next three years?—I should think he could not, certainly.

11787. Would not that operate in limiting the number of years' purchase which a capitalist would be inclined to give for land?—There is no doubt in all negotiations those circumstances are taken into consideration by the capitalist, and I attribute the very small number of sales of estates that have taken place lately to that circumstance, that the capitalist is looking to a lower rate of years' purchase than the venders have been disposed to concede, and thus less bargains have been actually concluded.

11788. That has been the natural result of a long-continued fall of the price of land?—It has.

11789. Then you conclude this would naturally produce an inclination on the part of the capitalist to obtain a high rate of years' purchase for land?—Undoubtedly it would.

11790. Can you state, within your own experience, the interest that has been obtained for any large investment in land lately?—I do not know that I am prepared to answer that positively; I should, however, say not more than $3\frac{1}{2}$ per cent.

11791. Could you, if you were employed by any gentleman to invest property for him in land, make a selection by which he could make $3\frac{1}{2}$ per cent. of his money?—Yes, certainly I could.

11792. You would have no difficulty in doing that?—None at all.

11793. Could you find him 4 per cent?—No, I do not think I could make 4 per cent., excepting perhaps in some particular districts of fen countries, and marshy countries, where 4 per cent. might be obtained, I think.

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11794. But $3\frac{1}{2}$ you would have no difficulty in obtaining?—None whatever.

11795. Upon rents which you think would hold?—Upon rents which I think would hold.

11796. Supposing that the capitalist of 5,000 *l.* in the funds, willing to sell out at 90, could you soon in the course of this summer invest to that extent in land?—I should think there would be no difficulty in it, even if I had not that extent at present at my own disposal; I should think there would be no difficulty making these purchases at $3\frac{1}{2}$ per cent.

11797. And notwithstanding that, there is no willingness so to invest?—Very little.

11798. Supposing a proprietor of land were to ask you to assist him to realize his property at that rate, should you think you would have any difficulty in finding money?—Yes, I think there would be the difficulty, as persons offering to purchase might entertain a different opinion from mine on the amount of income, that we should not be able to agree upon the rate of years' purchase.

11799. That would be the difference of opinion as to the amount of interest to be obtained?—Yes.

11800. Generally speaking, your experience is, that it would be much more easy to find vendors than purchasers?—Yes.

11801. And that difficulty arises not from the fall of rents, but the fear of the law regulating the price of corn?—I think that has a great deal to do with it: I think that there is as much money in the market as there are estates to sell, but there is an unwillingness to purchase.

11802. You state the unwillingness of capitalists to lay out their money in lands for the reasons you have given; do you find the same unwillingness of the respectable tenants of the best class to engage in the occupation of farms for the same reason?—I think if the lands are very good, and the farms are really eligible, respectable tenants are willing to engage them at fair rents, because they are aware by laying out their money they can calculate pretty accurately upon having a fair return again, but it is the poor and inferior lands that we have so much difficulty in getting good tenants upon.

11803. Do you mean lands that have been at all times in cultivation, or lands brought into cultivation during the war?—No; I mean lands that have been heretofore in cultivation.

11804. Is there an unwillingness to enter into lease on the part of tenants for a fixed term of years?—I do not think there is so much unwillingness, because my opinion of leases that are given to the tenants is that they are of very little consequence, for tenants of that description receiving their leases regard them as of no importance; they are binding upon one side and not on the other.

11805. How long has that appeared to be the notion of tenants not to regard their leases?—Perhaps during the last ten years.

11806. In former times was not a lease considered as an object of importance to the tenant, and a condition which he was to fulfil?—Yes, it was so, certainly.

11807. And that he was as much bound to fulfil it as any contract of any kind?—It was so.

11808. But of late years the tenants think it of little consequence?—Yes; I had one instance in a very large farm, perhaps the finest in the kingdom, of about 1,500 acres of land, consequently the tenant must have been a man of very good substance to have taken it, but soon afterwards he considered the rent too high, and the landlord refused to make any abatement, and the tenant complained that he was losing money, and finally threatened to leave the country and go to Van Diemen's Land; the consequence was, that I was obliged to negotiate with him rather than have the farm vacated, because it would be a serious injury to that estate, and therefore we let him off from his bargain: this instance was in Cambridgeshire. I have since divided the estate into three farms, and let it to three good tenants.

11809. At a sacrifice of rent?—At a small sacrifice, but not so much as I expected, not more than 10 per cent.

11810. Do you lose more than the interest of your buildings?—Not more than five per cent. beyond that.

11811. Has not the general habit of holding leases as of little value been in consequence of the fall of agricultural produce which they have experienced for the last 15 years?—No; I think there is a change in the opinions and habits of tenants; they seem to regard their own characters less than they heretofore did.

11812. Is

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11812. Is that owing to their distress, do you think?—I think it may be in a great measure owing to that. *Edward Driver, Esq.*

11813. Can you give any other reason why they should regard their characters less than they did?—No, I think it is distress that occasions that. *4 July 1833.*

11814. Does not a man who is prospering regard his character?—Yes.

11815. And the less as he feels distress in his farm?—Yes.

11816. And you ascribe the change in leases to that cause?—Yes.

11817. When you stated that you could purchase land at $3\frac{1}{2}$ per cent., at what rate did you contemplate the price of corn to be sold in future?—At the prices which are now obtained, about 8 s. a bushel.

11818. Do you call 8 s. a bushel the present price?—No, it is not quite so high.

11819. Should you contemplate 8 s. a bushel as the price at which you should make your purchase?—That which a farmer ought to receive for his rent.

11820. That is 64 s. a quarter?—Yes.

11821. The present average price is 53 s.?—Yes, it is not much more than that.

11822. What would induce you to contemplate the price of corn being at 8 s.—It has produced 8 s., or at least 7 s. 9 d. in the spring, in many cases.

11823. You could hardly call that the present price?—Perhaps not at the present moment.

11824. Supposing the next harvest to be an average harvest, or an abundant one, do you think that 8 s. can be calculated?—No.

11825. Would you alter the answer you gave, that land might be purchased to realize $3\frac{1}{2}$ per cent. profit?—I would state that as the price that I should say land might be purchased at, and certainly it would be upon the rental, to be ascertained according to one's judgment, at the time of the sale.

11826. Supposing the price to fall to 55 s. a quarter, instead of being, as you assume, at 64 s., what difference would that make in the answer you gave of realizing $3\frac{1}{2}$ per cent. interest?—It would reduce the rent of property upon which that computation would be made to allow a purchaser $3\frac{1}{2}$ per cent.

11827. To what extent?—I could hardly state that definitely now; there would be a proper abatement made for it.

11828. Speaking of the class you have described, to what extent do you think the present rents may be maintained, with due attention; at the average you would calculate corn, would you think that present rents can be maintained in the degree you have spoken of, reckoning wheat at 55 s.?—I think the state of the markets is so uncertain now that it is difficult to fix on any scale.

11829. At 55 s. for wheat could the present rents be maintained?—I do not think they could.

11830. If wheat should fix itself as an average at 50 s., what general reduction should you think, giving a general opinion, must take place of the general scale of rents?—I do not think that any general scale at all can be proposed for a reduction, because the rents vary so much in each county.

11831. How little reduction can be made now which would require the least reduction of any large quantities of land; with wheat at 50 s., is there any large quantity that would not maintain its present rent?—No, I do not think it could.

11832. Is there any large quantity on which a very large reduction of rent would be obliged to be submitted to with wheat at 50 s., and what would be the largest reduction?—I am not prepared to give any opinion upon it.

11833. You could not fix upon any sorts of land which would be subject to great reduction if wheat were at 50 s.?—That must so much depend upon the rents that have been paid.

11834. Do you think that so much as 30 per cent. must be reduced upon a considerable quantity of land, with wheat at 50 s.?—I should not think it requisite.

11835. Should you think 20 per cent.?—I really cannot give any answer satisfactory to my own mind upon the subject.

11836. You have not fixed your scale of rent upon any given price of wheat?—I know of one instance in Sussex where rents at this moment are not more than they were in 1787.

11837. Near what place?—Near Battle.

11838. What soil is it?—Cold clay soil; but several of those farms are precisely at the same rents now as they were in 1787, which is the oldest rental that I have had reference to.

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11839. Have you been able to ascertain what the poor-rate is now upon that land, compared with what it was in 1787?—It has increased decidedly, and it is very high in all the parishes there.

11840. Have you ascertained how much they have increased?—No, I have not ascertained how much they have increased.

11841. How much had the highway-rates increased?—They have increased greatly.

11842. Is the tithe increased?—The tithe I think would be the same as in 1787; the composition paid for the tithe in one parish is precisely the same.

11843. Though the rent is the same, the other outgoings are very much increased since 1787?—Yes; but that applies to all other counties, as an increase has taken place in the poor-rates and other outgoings, and rents have likewise increased; that I was adducing this as an instance where the rent had not increased.

11844. You would say generally, that where rents are reduced to what they were before the war, or nearly to what they were before the war, all the other outgoings, so far from being reduced are much increased?—Yes, they are, certainly.

11845. Upon that estate you have mentioned there are cold clays?—Yes.

11846. Upon the same estate, further towards the sea, there were some good soils?—Some very good lands.

11847. Are they in the same position with respect to rent that the cold lands are?—No; they will bear a higher rent than the others.

11848. You have spoken as to the relative rent of cold lands between the years 1787 and now; how are the better sorts of good land that you speak of; what proportion does the present rental bear to the old rental of 1787?—I do not recollect sufficiently to state any answer to this with sufficient accuracy.

11849. Are you able to inform the Committee, whether by means of any improved system of agriculture, those wet clay lands that you are speaking of are more productive now than they were in 1787, or is the same system of agriculture carried on?—I think those farms are kept in cultivation from the assistance of a small proportion of it being planted with hops.

11850. Do you feel quite confident in the better farms, the good land belonging to the estate you have been speaking of in Sussex, that the rents of those farms are not now above 10 per cent. higher than they were in 1787?—No; some of those farms are very considerably more; but the estates belonging to that noble proprietor are generally very moderately rented, not only in Sussex, but in the other counties where he has large estates, and therefore there the same proportionate rise has never been made on his estates that has taken place on other gentlemen's property; and I should think upon the whole rental in Sussex there would not now be found much, if any, greater rise than 10 per cent. upon it above what it produced in 1787.

11851. Referring to the good land?—Those that I alluded to in the first instance are not large farms, and the rents are remarkably low, and therefore they did not form a very large proportion of the estate.

11852. What proportion does the land of which the rent has not been raised since 1787 bear to the other land of which the rent has been raised?—Perhaps a twentieth part of the whole estates.

11853. What per acre would be the rent of some of that land?—I should say about 6s. an acre.

11854. What per acre would be the rent of land that had been raised of similar quality?—Ten shillings perhaps.

11855. Do you think those good lands are too cheap that have not been raised since 1787?—I think they are too cheap, but the tenants are even now grumbling.

11856. What might be the rate of the rent upon this poor clay land?—About 6s. an acre.

11857. And on the fine lands?—The fine may be 18s. to 20s.

11858. They do not complain at the 6s. an acre?—They all complain.

11859. Is it titheable?—Some are titheable and some are tithe-free.

11860. What quantity of corn an acre does the 6s. land bear in average years?—Not more than 16 bushels, I think.

11861. A very good crop, in a favourable season, will raise it to how much?—Perhaps to 20.

11862. Have you any reason to judge whether the tenants are as well off as they

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they were in 1787; upon those estates were they doing better then than now?—Edward Driver, Esq.
I do not know, I think there is not much difference.

11863. Would your opinion be, that the rent of 1787 was a fixed rent, on which the landlord could calculate?—Yes.

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11864. And now it is not a rent upon which the landlord can calculate?—I think they may calculate upon their rents there, because those estates are universally let moderately, and therefore I have but little difficulty, as a receiver of the rents, in getting them punctually.

11865. But the tenants complain that the rents are too high?—They say to me, "If times are not better, we shall not go on long;" notwithstanding, the rents are low.

11866. Are the habits of the farmers more expensive than they were in 1787?—Yes, I think so generally, but not of the very small farmers, they are not more expensive than heretofore, because they are working farmers; what we call the round-frock men.

11867. Do you think they would suffer much if wheat fell to 50 s. a quarter?—Yes.

11868. Then the landlord could not have the same dependence upon his rent as he had in 1787?—No; he would not make the same rents, but I think we should not make any more abatement, for the reason I have stated; if the times should be a little against the farmer we should expect him to make his payments good, as if there was a rise in price we should not expect any increase of rent.

11869. They suffer now you say with their present rent?—They merely make observations upon it, but those observations apply more to the increased poor-rates, because in those parts the poor-rates are exceedingly high, from 15 s. to 20 s. in the pound.

11870. A rate being fixed, the poor-rates come out of their pockets?—Yes, and that is the cause of the complaint.

11871. Do you conceive the 10 per cent. increasing rent upon this land since 1787 can be at all accounted for by improvements that have taken place in husbandry; if there be a general improvement in husbandry, and an easier mode of extracting the crop from the lands, will not that benefit accrue to the landlord in the rise of rent?—Yes; but those lands that I have stated as being let higher are better lands.

11872. If by an improved system of husbandry other soils are brought under cultivation, that increases the value of richer soils?—I do not see that; that is not my opinion.

11873. Have improvements taken place more upon the poorer soils than upon the richer soils?—No, I do not think they have.

11874. You mentioned that capitalists were now unwilling to invest in land?—Yes.

11875. When you speak of capitalists not being willing to invest in land, do you mean persons who have not now any considerable quantity of land, and who as by-standers are not of opinion that any change of the corn laws would be conducive to the interests of the landlord?—My observation applies to persons having money; I do not speak of the situations they are in; they are not willing to become purchasers, or to give the prices that are asked for the property, or the vendors are not willing to make the abatements from their prices that will be satisfactory to persons applying; what their motives may be I am not able to explain.

11876. They apprehend a change of the corn laws?—I apprehend that is their feeling and their opinion, and arising from the uncertainty of their rent being fixed.

11877. And they, as by-standers, do not think that any change will lead to any increase in the value of land?—I should think not.

11878. Can you make a calculation upon this land that was in cultivation in 1787, as to the quantity of produce then and at this time?—No, I am not able.

11879. Do you state that 15 s. in the pound is the average poor-rate of this land in Sussex that you have been speaking of?—Perhaps it may not be the average, because we have 19 parishes there; but I should think it would be very nearly that, say from 13 s. to 15 s.; certainly in many cases it is 19 s.; there is nothing lower than 11 s.; I should say the average might be from 13 s. to 15 s.

11880. Upon two-thirds of the rent?—No; in many cases the assessment is higher than the rent, and this happens in a great many cases.

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11881. Have you any recollection what those poor-rates were at any remote period?—No, I have not.

11882. Do you know whether they have risen rapidly within the last few years?—I think they have not risen rapidly in the last 10 years.

11883. You said that, generally speaking, there are less labourers employed upon the land than there were 10 or 12 years ago?—Unquestionably so.

11884. Have the numbers of the labourers in agricultural districts diminished or increased?—I think they have increased.

11885. There is more in number and less work for them to do?—Yes.

11886. That has produced a great increase of poor-rates?—That has been the cause in some cases of an increase of the poor-rate.

11887. Would it produce increased idleness, and robbery, and poaching, and crimes of all sorts among the labourers?—I should say that it would, certainly.

11888. Has it happened to you to hear that the crimes of poaching, robbery, and so on, have been on the increase in the agricultural districts of late years?—Yes, I think that is the case.

11889. What do you consider to have been the cause?—Want of employment, and want of means, on the part of the farmers, to employ them.

Mr. Smith Woolley, called in; and Examined.

Mr. Smith Woolley.

11890. WHERE do you reside?—At South Collingham, near Newark.

11891. What is your occupation?—That of a land and tithe agent generally, and practical farmer; I farm to a considerable extent.

11892. To what extent?—I occupy about 550 acres.

11893. Are you a rent payer?—Yes.

11894. Is the whole of the 550 acres rented by you?—A small part only is my own.

11895. What is the land you occupy?—It is of almost every character; a considerable quantity of grass land on the banks of the Trent; the arable land is about equal proportions of heavy and light soils, both varying very considerably in character and quality.

11896. All under one landlord?—No; I occupy principally under the Earl of Stamford, but I also occupy part of the rectory lands.

11897. Do you occupy under lease?—No, from year to year.

11898. How long have you occupied?—Since 1811; I entered on great part of my present farm in that year.

11899. That was the time when prices were highest?—At the very highest.

11900. When did you obtain your first reduction of rent?—I have had no deduction; the rent of Lord Stamford's farm is the same as when I entered it.

11901. Have you continued occupying the same land at the same rent since 1811?—Yes; in the year 1822 I think I had an allowance of 10 or 15 per cent. from both landlords.

11902. Was that from particular circumstances?—The depression of prices in that year was very great.

11903. From 1811 to the present time, with that single exception, you have paid the same rent, without deduction?—Yes; but I should observe that the rent under which I entered upon the farm would be considered rather an improving rent; part of that estate (Lord Stamford's) being then in an uncultivated state, and other parts in a very bad state of cultivation, the rent was fixed with an understanding that the tenants were to do a great part of the improvements at their own expense, which they have done, and the rents have continued without any deduction or alteration.

11904. It may be considered in the nature of an improving lease?—Yes, though there was no lease; it is one of those instances of mutual confidence between landlord and tenant, which is most satisfactory but not very common; I know of no instance where tenants have expended so much with no other security than confidence in their landlord; that confidence has not been abused, for though the rents have continued the same, large sums have been expended by the landlord in improvements, which would not have been required but for the depression in times.

11905. Though when you took the land in the time of high prices you were bound to advance all the capital, and make all the improvements, when prices fell the landlord has advanced money?—Yes; for draining and building.

11906. That

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11906. That is the case with regard to Lord Stamford; with regard to the rector how has it been?—The rector being a friend, left the matter to me, and I have paid him indeed more rent than when I entered; part of the land was covered with furze and heath, and after having brought it into a state of cultivation some time an addition was made; I have paid what I considered right, and my landlord was satisfied.

11907. What is the proportion of the 550 acres you hold under the rector?—About 100.

11908. Was it all in that state you speak of?—No; some part, about 40 acres of arable land, had been cultivated, but in a very bad state.

11909. When you entered upon the lands, were your rents, compared with the quality of your land, much lower than the adjoining lands, excepting Lord Stamford's?—They were much below the average of the neighbourhood.

11910. How much do you think?—I should think about 25 per cent., or perhaps more, below the then average, the neighbouring proprietors generally having taken advantage of the great rise in prices, while Lord Stamford's rents had not been altered; I think they were fixed about 1802 or 1803.

11911. When you entered your rent was about 25 per cent. below that of other lands in the neighbourhood?—Yes 20 to 25 per cent.

11912. What proportion do you think your rent bears to the rents of the adjoining properties now?—I should think it is something below the average now.

11913. How much per cent.?—Perhaps 10 or 15 per cent. The general reduction has not been so great in rent here as in the southern counties. There has been great improvement in the lands, and the poor-rates have been more moderate.

11914. That observation would account for the rent on the arable land not being very much reduced; but on the Trent side land there is an immense tract of grass, is there not?—Yes.

11915. On that grass land what has been the reduction of rent; not on your own land, but on any adjoining proprietor's?—The reduction on grass land, in general, the last three or four years, has been considerable; I should think probably not less than 20 per cent., though I think there has not been an average deduction to that extent.

11916. To what do you ascribe that reduction while the prices obtained for stock have been kept up?—The price of store stock has been high in proportion to that of fat stock, so that the grazier for several years realized no profit. Again, there has been a very heavy loss from rot in sheep, though not so much immediately on the banks of the Trent as in some other situations; the value of meadow land has been much affected by the price of hay, which has been so low as to make a great reduction in the best land of that description necessary.

11917. When first you began to farm in the neighbourhood of Newark what was the price of hay?—I think the average price of good hay was about 5 *l.* per ton.

11918. What is it now?—About half that price, 50 *s.*

11919. A great quantity is produced in those meadows?—Yes, in some of them.

11920. Are the farmers allowed to sell it off?—Not generally; they are bound to consume it upon their farms. With few exceptions, the prices I have stated are for hay to be carried off; where sold to be consumed on the premises the price has been much lower.

11921. Speaking generally, not of Lord Stamford's estate, what should you say had been the reduction of rent, whether grass or arable, in your district, since 1811 and 1812?—I think from 15 to 20 per cent. on the average.

11922. How long has that reduction generally been granted?—There was some partial reductions about 1815; in 1822 they were more generally made. The very dry summer of 1826 almost ruined many, and further reductions were made.

11923. Was that a permanent reduction?—There has been comparatively little permanent reduction till recently; many proprietors kept up a custom of making allowances of 10 or 15 per cent. I generally advised to settle the rent on a permanent reduction where I was concerned, and I think it is now pretty general, but not I fear to the extent required.

11924. Where the reduction has not been made permanent but casual, and almost capricious, have many tenants failed?—We have not in our immediate neighbourhood a great many actual failures, but there is, I fear, a very great reduction in their property generally.

11925. Has there been much loss of their capital?—I fear so; there is a considerable

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siderable reduction of capital among agriculturists generally. With the cultivators of strong cold arable land, and wet cold grass land, it is very great.

11926. You know the Vale of Belvoir?—I do.

11927. That is throughout strong clay?—Yes, that is its general character.

11928. Knowing the character of your neighbours who occupy the Vale, do you know many instances of one whose industry has continued unabated, whose habits have been frugal, and whose exertion has remained undiminished, and yet whose capital is almost exhausted?—I am not so well acquainted with the tenantry of the Vale of Belvoir as some other tracts of the country. The land is generally productive, though it requires great labour. Where the tenants had capital, as well as industry, frugality and intelligence, I think they have not sunk that capital, though not increased it. I think the tenants of that district generally are not well satisfied, unless where they have been liberally used by landlords.

11929. The Vale of Belvoir is no longer a favourite tract for farmers to take land?—No; the dry turnip soils are in general demand.

11930. What do you call being liberally met?—A fair reduction in rent, and a readiness to assist the tenant in improvements.

11931. What should you say was a liberal deduction since 1811?—As a farmer only in 1811, I know but little of the Vale of Belvoir, and do not know what was the then scale of rents at that time. Since then I have been engaged in a line which has given me more knowledge of them.

11932. What is the line to which you have been since drawn?—That of a land and tithe-agent, and manager of estates generally, in which line I am employed in several parts of the kingdom to a considerable extent.

11933. You say the prices of 1822 were ruinous to the farmer; is the price this year higher than then?—The average price of wheat for the county of Lincoln was 55 s. 3 d. for the year ending 6th of April last; the average price of 1822 was 39 s.; there is a very great difference also in other kinds of grain, but still greater in cattle; the price of meat then was very low; mutton did not make 3 d. a pound in Smithfield; this year it has been about 6 d.

11934. When you speak of average then and now, you take the average for identically the same period, and in the same county?—Yes; I speak of the county of Lincoln, and for the same period.

11935. What was barley then and now?—I have not seen the prices stated this year, but I think the average of the county of Lincoln will be about 26 s.

11936. What was it in 1822?—I think about 14 s.

11937. Meat which was then 3 d. is now 6 d., you say?—Yes.

11938. Do you mean for the whole of the year 1822?—Yes; the depression continued through the year. Prices were ruinous; no rent could be paid from the produce, all came from the capital of the tenant.

11939. You say, where tenants have been liberally met, which you explain to be by a deduction of about 20 per cent., the present rent can stand?—Supposing the rent to have been before reasonable, and where the farms are of a character favourable to the tenant.

11940. Do you remember the situation of the tenants in 1811?—Not particularly.

11941. What wages did you pay when you began farming?—The average price per day, excluding the harvest, was 2 s. 6 d.; I think the average earnings of able-bodied labourers, however, were much higher, they working generally by the piece.

11942. The earnings, exclusive of the allowances in harvest, amounted to how much, on the average?—The average for an able labourer would be about 18 s. per week, there being great demand for labour.

11943. What would you put the weekly earnings of a labouring man in 1811?—Eighteen shillings a week.

11944. At what would you put the weekly earnings of a man equally able, without harvest-work, at present?—I think on the average, it is about 13 s., not less, including piece-work.

11945. Considering the price of the articles used by the labourer in 1811, and the price of the same articles used now, considering also the net money earnings then and the net money earnings now, at which period should you say his condition was best?—I should say, supposing him to be as fully employed, his condition would be better now; but then a labourer never necessarily lost a day, now, though his wages bear a better proportion to the price of food and clothing, instead of being fully employed, he may be calculated to lose, on an average, a day in a week.

11946. You

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11946. You say the demand for labour in 1811 was greater than the supply of labour; is the supply now greater than the demand?—In some parts of the neighbourhood, but much less so than it was five or six years ago, which has been occasioned in a great measure by all parties seeing their interest in a better system; the farmer that he had worth for his money, and the labourer that he was rendered comparatively independent.

11947. Great attention has been paid to the labourers in Nottinghamshire, particularly at Southwell?—Yes; we owe very much to Mr. Becher, who was the means of opening the eyes of the landed proprietors as well as the farmers before we had fallen into a state so ruinous to all as that of some of the southern counties; the effect of the change of system has been most satisfactory; the expenditure in poor's-rates most materially reduced, and the character and comfort of the labourers proportionally improved.

11948. How far is Southwell from your residence?—Thirteen miles by the road, rather less than 10 across the map.

11949. The good example of parishes which adopted Mr. Becher's plan in the neighbourhood of Southwell has been followed in a considerable circle round?—Mr. Becher having first tried his plan on a comparatively small scale in that parish, he called a meeting of the proprietors and occupiers of land in the district adjoining, showed them the effect, and fully explained the benefit of it, and ultimately 50 parishes united and built an incorporated workhouse. All connected with this workhouse were put on a new system, which has been more or less vigorously acted upon, and the advantage derived has been in proportion. Myself and some other residents in South Collingham fully appreciated the plan, and, as far as possible, adopted it; and we have the satisfaction of finding, after several years' trial, that it works well, and has produced a good effect beyond our hopes.

11950. Will you state the great outlines of Mr. Becher's plan?—The principle is simply throwing the men on their own resources, and endeavouring to find them employment as individuals rather than as a parish.

11951. How is that effected?—Simply by showing to them that they must provide for themselves, having at the same time an incorporated workhouse to which such characters as would not attempt to provide for themselves could be sent; there have, however, been very few able-bodied paupers staid in it a week.

11952. Was not this the great principle, that, as a general rule, no able-bodied man should receive relief from the poor-rate, except in the workhouse, and that that workhouse should be made as disagreeable as was consistent with the health of the person in it?—Yes.

11953. And possessing much the character of forced labour?—The only thing done to make the workhouse disagreeable was, a perfect system of regularity and discipline; the most difficult thing for an idle and dissolute pauper to bear.

11954. Relief out of the workhouse was the exception to the rule, and relief within it the general rule?—Yes; or rather no relief was the rule, and any relief the exception.

11955. How many parishes in Nottinghamshire have adopted this plan?—Perhaps there may be 50 altogether; it is more or less adopted by every parish; as the good effect is seen it extends; I should think 50 the utmost who have so far adopted as to reap the full benefit.

11956. Generally speaking, have they paid overseers?—Not universally; in the larger parishes they have.

11957. It is their duty to attend to the enforcement of the system?—Yes; and without that nothing can be done I think; it is necessary also that they should have the entire management of the roads.

11958. Is there a select vestry?—I think very few in actual practice at this time.

11959. What has been the effect upon the poor-rate?—Generally, I think, in proportion to the degree of vigour with which the plan has been adopted; I think the parish in which I live full one-third.

11960. What was it then, and to what is it reduced?—It was about 4 s. in the pound upon the rental before, and it is now something under 3 s.

11961. Have you ever seen it applied in parishes where the over population was very great?—I have not.

11962. You have never seen that plan attempted in any parish where the bad administration of the poor perhaps had gone so far as to leave a very redundant

Mr. *Smith Woolley*. population upon the parish?—I have seen it attempted, but never seen it carried entirely into effect, in some of the Kent and Sussex parishes.

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11963. Have you seen it attempted and fail owing to that circumstance?—I have never seen it fully acted upon where the character of independence has been entirely gone; when a labourer, able to work, feels no reluctance to enter a workhouse, things are far gone; I should not despair, however, with a really intelligent, active, well-principled overseer, farmers who could see their own interest a little before them, and magistrates who would fearlessly support and encourage them.

11964. Are you acquainted with the poor parishes in the Weald of Sussex and Kent?—I have been a good deal in those counties and had a great deal of correspondence with noblemen and gentlemen resident in them.

11965. Do you think from what you have seen of the successful application of that system in your own neighbourhood, and what you know of the state of Kent and Sussex, where in any parishes there is a population redundant, the system which has been so successful near your own residence, can be applied to those counties?—I think it might, but it must be attended in the first instance with great difficulty, requiring a more than ordinary firmness, as well as practical wisdom. I have generally found that there are a few, even in the worst place, who might be acted upon, by showing them the advantage of the system, and if a focus can be formed, however small, much may be done; of course where there is a great redundancy of population, labour must be found for them, or they must be removed: there must not be an idle population.

11966. This measure of Mr. Becher's was not suggested or adopted as a cure where the evil was desperate, but a measure of precaution taken to arrest the progress of it, and to prevent it where the evil had not taken root?—It was adopted to do both, and so it has acted, not only preventing an increase of evil, but removing much already at work. In the parish of Southwell the poor's-rates were reduced from 2,000 *l.* a year to about 500 *l.* in less than three years.

11967. Some reluctance was found in parishes in inducing them in the first instance to incur the outlay of capital to build a large workhouse?—Yes; and that prevented some parishes in the district from the connexion.

11968. For the success of the plan it is necessary to have a workhouse large enough to contain all those who will not work, they being sent there?—Perhaps it may, but I think it will never be required so large.

11969. How many parishes belong to that workhouse?—Fifty.

11970. Is the workhouse very large?—It was built, I believe, to hold 300, but I do not think it has ever had one-third of the number in it at one time.

11971. How far is it from the farthest distance of any parish?—Ten miles across the map.

11972. Do they send the men 10 miles to the workhouse?—Yes; the Act under which that workhouse is incorporated confined it to a circle of 10 miles; I consider the distance a great advantage.

11973. Are you aware of the population contained in those 50 parishes?—No; some of them are very small; I think all agricultural parishes; the average may be about 300.

11974. Was your parish, containing 700, one?—Yes, I believe the largest.

11975. Have you a paid overseer?—Yes; we commenced with one at the time the system was adopted, and having engaged a man of superior ability, character, and energy, we derived more than ordinary advantage.

11976. In this large workhouse is there another overseer?—There is a governor and a matron; Mr. Becher is the visitor; there is also a chaplain and a surgeon.

11977. What was the outlay for building that workhouse?—I think 4,000 *l.*, including the purchase of about six acres of land.

11978. Did that include furniture?—It included everything, I think.

11979. Does Mr. Becher himself continue to pay great attention?—Yes, unremitted and valuable attention.

11980. Has he been assisted by other gentlemen in the parishes?—Every parish has a guardian appointed, whose duty it is to attend the meetings once a month.

11981. You were fortunate in finding a very superior person at the commencement?—We were.

11982. Would such a system be likely to succeed in another district unless there were fit men with great intelligence?—Certainly not; it is difficult to meet with

with proper persons, and I have failed in trying to find such a one as I could fully recommend for a large parish in Sussex. Mr. Smith Woolley.

11983. Is there a farm attached to the house?—No, not to that house.

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11984. You say the people in the workhouse are subjected to a perfect system of regularity; what do they do?—There has not hitherto been more than have been required to do the work in the garden; I should think there has not been five able-bodied paupers at one time after the first five or six months; the inmates consist almost entirely of idiots, and old people quite past work.

11985. What becomes of the able-bodied paupers?—Finding that there they must be under strict control, they look about and find work for themselves.

11986. What work would they be set to if there were many there?—I cannot say what work would have been provided if it had been required. A workhouse at Claypole, built under the direction of Sir Robert Heron, has a farm attached; knowing the character of our population, I thought it would not be required, and it has not.

11987. Is the living very spare?—No; food is plain, but in sufficient quantity; the place looks in every respect very comfortable; the inmates all wear clothing of one kind belonging to the workhouse, and are subject to all the regulations, and the facts have proved that the most idle and dissolute pauper will look out for himself rather than be under such control.

11988. Do you put that particular clothing on the able-bodied men?—Yes.

11989. What is its peculiarity?—The clothing of the men is all of coarse grey cloth.

11990. Is there anything remarkable about it?—Nothing more than that they are all made alike.

11991. Is there any badge?—No.

11992. Do you think that system could be established where the old English feeling was gone?—It would be accordingly difficult to establish it where that was entirely lost, but if the proprietors of lands will let, at a moderate rent, small portions of land in different quantities to those labourers who would take it, I should not despair. I have adopted a system of gradation, beginning with a rood, which I have let to nearly all, then selecting from those such as were making the best use of it, and giving them half an acre or an acre, and the effect has been very great. We have some idle dissolute fellows, but many of our labourers keep a cow, and have an acre or half an acre of arable land.

11993. The old English feeling was a spirit of independence that made men feel it a degradation to accept parish relief?—Yes.

11994. That feeling is generally wearing away?—It is, I fear, entirely worn away in some districts, and in others is so fast waning, that unless a strong and general effort be made to stop its progress nothing but ruin and misery can be anticipated.

11995. Has it been sinking rapidly of late years?—In the southern counties I think it has, not with us.

11996. More rapidly of late years than previously?—The knowledge I have of Kent and Sussex, and other southern counties, enables me to speak only of the last eight or 10 years; in that time I consider the evil has increased.

11997. You have said that at an early period of your farming the labourers never wanted a day's work?—No.

11998. As long as that state of things continued would this change in the independent character of the labourer be likely to take place?—I think the evil commenced at that time when prices were very high; the magistrates generally did not sufficiently investigate the numerous complaints brought before them; from the best motives they listened to and encouraged all applicants, till a system of general and indiscriminate relief was given. Family and importunity were only considered, character was not taken into account.

11999. There was then no want of money with the farmer?—There was the seed of the evil; when the farmer had money the magistrates required they should provide for the families of the labourers; and out of this sprung the system of paying them according to their families, instead of the value of their labour.

12000. It took its rise in the prosperous condition of the farmer, and the easy way in which they could pay it?—Yes; and the too general encouragement given to those who complained.

12001. Then that was succeeded by a great fall of prices, and great difficulty?—Yes; then the pressure was felt, and the system of calculating what would keep

a family

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a family alive was adopted by the farmer. In many instances two men working together would be receiving for the same work one 2 s. per day, and the other 6 d. This must produce a determination in the single man to marry and get a family, and thus the evil is increased in a ratio quite appalling.

12002. Does this arise from the want of employment?—In agricultural districts of the country it was not the first cause, but is rather the effect of the system. A manufacturing population, which at intervals, when trade is bad, is thrown upon the agriculturists, can scarcely be provided for. Some method of compelling the manufacturers to provide for this class should be adopted, though I am aware this is very difficult.

12003. In this district of 50 parishes the able-bodied labourers none of them resort to the workhouse?—No.

12004. They are employed of course on the land?—Yes.

12005. Does it answer the purpose of the farmer to employ so many labourers?—I do not think we have more labourers than may be profitably employed on the land, certainly not more than can be employed to a better purpose than being supported in idleness, which is alike ruinous to payers and receivers in character and comfort as well as in pecuniary matters.

12006. Have you any compulsory labour-rate?—No; we endeavour to keep masters and men free agents, and by keeping as much as possible the heavy work on the roads for seasons when labour is scarce, we have seldom more men than is required; if it does happen, we employ them on our farms, but without compulsion.

12007. Do you do more work on the roads than you did before this system?—More manual labour and less of teams and carriages; I consider the roads less expense than on the old system, and they are improved beyond calculation.

12008. They are paid by a rate?—Yes, by a highway-rate; but paid for the value of their work as when working for a private individual, so that no feeling of disgrace attaches to the employment.

12009. Are the labouring classes employed in this system, which has been adopted in the 50 parishes, well satisfied?—Generally, I think, quite satisfied; we have very seldom complaints made to the magistrates, though some years ago they attended in petty sessions every week, and their room was beset, as I observe it still to be in other places. The labourers generally are now convinced that they are better off; indeed, the result has exceeded my most sanguine expectations.

12010. Has this system been assisted in its operation by the circumstance of your being able to employ the men with advantage to the parishes on the roads?—Not materially; I think the men have been profitably employed upon the roads. The roads have been most essentially improved at little increase of expense.

12011. The roads were originally in a very bad condition, now they are greatly improved; you have made them perfect, and have employed no more labourers upon them; supposing that had been the case when you began, would your system have worked as well?—I think so; though the roads are now so much improved we find that they require all the labour we can bestow upon them. The work, such as getting materials and other heavy work, being done at the seasons when work is scarce by able-bodied men; the light work, breaking stones, levelling roads, &c., is done by old men who are not able to do a full day's work.

12012. The beneficial effect of the system depends upon your being able to employ upon the roads of the district a considerable quantity of labour?—This would be the case if we had a redundant population; employment with us is not the object so much as the improvement of the roads.

12013. Knowing as you do the advantages of this system, where it has worked so well, and knowing all the difficulties of introducing it in the south of England, where the poor-rates are so high, would you, upon the whole, encounter all those difficulties for the purpose of forcing this system in that part of the country?—Decidedly; I think every difficulty must be encountered. If it was a matter of pounds, shillings and pence, the question with every proprietor would be whether he would give up his estate or not; but when the character of the population depends upon it, the question is a vital one, affecting the whole country.

12014. You think it is practicable though difficult?—I do think so; in many places the difficulties would be much less than is anticipated. When there is a great redundancy of population it may be necessary to find them employment on waste lands at home or remove them.

12015. Do you mean by emigration?—Yes, by emigration, if necessary, which I think would not be the case in many instances.

12016. Have

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12016. Have you perceived any effect from the combination of different parishes in sending their paupers to one workhouse, as bearing on the settlement of disputed cases between parishes?—Not at all; the Act under which the parishes are incorporated provides against that.

12017. The question does not arise from the settlement of paupers being sent to one common workhouse, but have you found that parishes have been more willing to adjust, without appeals, disputes on parish settlements?—No; I am sorry to say a considerable expense continues to be incurred in contesting cases of settlement.

12018. Are there as many orders of removal as there used to be?—No; this, however, is to be attributed to the general residence of paupers where they are legally settled.

12019. You mention that it has had a salutary effect on the morals of the working classes; have the cases of bastardy been as many as they were?—I think they have diminished, but I do not speak very confidently.

12020. Are the illegitimate children sent to this workhouse?—Yes, and all unmarried pregnant women. It is an invariable rule that they shall be confined in the workhouse if chargeable to the parish. The children are kept there unless supported by their parents.

12021. A woman delivered of a bastard child at the cost of the parish is never allowed to be delivered at her own house?—No.

12022. What has been the effect on the number of bastard children since?—As I before observed, I think there has been a reduction.

12023. The mothers of bastard children, when delivered at the expense of the parish, are always brought to the open shame of being sent to the workhouse?—Yes, that is the case in the parishes I allude to.

12024. Is there any agreement on the part of the parishes to commit a woman for the second offence?—Not that I am aware of.

12025. You stated that the wages of labourers are now about 13 s. a week?—Yes, I think that is about the average earnings of able-bodied men, including piece-work. This is high in proportion to the price of food, &c., but they have been kept up in hope of better prices.

12026. Are you to be understood that, in addition to the 13 s., they now have what they had not during the war generally, little gardens and tracts of land?—Yes, such as make good use of it, almost without exception, have more or less.

12027. With the advantages attached to the cultivation of the garden and the present wages, should you say that, circumstanced as they now are, they are as well off and as contented as they were during the war?—I think, in our immediate neighbourhood, they are as well off and more contented.

12028. Was that the case before Mr. Becher's system broke in upon the encroachment of the old system?—No, decidedly not; but it is not enough to refuse allowance to able-bodied labourers, encouragement must be held out to the respectable and industrious, so that the advantage to be derived will be quite apparent.

12029. Do all classes join in estimating the benefit of this system, the tenants and the labourers?—In the first instance there was strong prejudice in both parties, quite as much in the employer as the labourer; but they generally begin to see their mutual interest in it.

12030. They were willing to incur the expense of the erection of the poor-house?—There were objections, but not in many instances.

12031. What rate did the parishes pay for the purpose of construction?—It was, as far as I recollect, about 15 s. in the pound upon the valuation for the property tax.

12032. For one year?—Yes; the sum was paid down, the money being borrowed and paid off by instalments.

12033. Have you hiring fairs in your part of the country?—Yes, and they are a very great evil.

12034. Do you prefer the system of labourers living out of the farm-house to living in?—The ploughmen and waggoners, single men, are kept in the house.

12035. Is not the use of those fairs to hire men for the year?—Yes, that is the object of them, but they are now little frequented by masters; they produce great evil by bringing the servants into contact with loose and abandoned characters of every description.

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12036. What system would you adopt?—There would be no difficulty : changes would be much less frequent, and when made, character would be more valued.

12037. Have you made a comparison between hiring fairs in 1812 and now?—The number hired in these fairs or statutes then was at least 50 times what it is now ; indeed very few are now hired at these places, but after they are over.

12038. Is that for the purpose of preventing settlements?—Yes.

12039. You have spoken of the condition of the employed labourer as being better than during the war, but taking the employed and unemployed together in all the districts with which you are acquainted, should you imagine the labourers are better off now than they were during the war?—I should think very much worse indeed, where the pauper system has been suffered to go on in its natural course ; in the southern counties he is much worse off.

12040. Is there the same competition for the hire of labourers as there used to be?—Certainly not.

12041. Do you not consider that to be a very good test of the good condition of the labourer when the masters are anxious to hire labourers?—Yes.

12042. Are they not generally overpaid under those circumstances?—Yes ; labour is like everything else, when the market is overstocked you buy it at an inferior price.

12043. Do you think that the farmer can continue to pay a rate of labour greater than he did during the war?—No ; we certainly cannot afford to pay a greater rate in proportion to the price ; the higher the price is the greater is his surplus profit, even though the price of labour be in proportion.

12044. You mean by the labourer's condition now being better off, that he is paid higher?—Decidedly ; I mean that the labourer is much better off in comparison with the farmer ; the farmer was raised more above the best labourer than he is now, but I consider the situation of the farmer to be worse rather than the labourer's better.

12045. You said before that a tenant of prudent habits has kept his position ; has he had profits in the last 11 years?—Not generally ; only such as have farmed well, and under peculiarly favourable circumstances.

12046. If there has been no profit on the part of the farmer, can he contrive to pay those wages?—He can better afford to pay it for labour upon the farm than in the shape of poor-rates. In one case it is all loss, in the other he gets a valuable return in the improvement of his farm, and the consequent increase of produce.

12047. You stated the interference of the magistrates as one cause of the evil ; did the magistrates interfere where you gave 3 s. or 4 s. for task-work?—At that time a system of "bread-money," or a scale of allowance according to the family, without discrimination, was adopted by the magistrates ; and this, I think, was the root of the evil.

12048. In matters of task-work, where you gave 3 s. or 4 s. a day, did the magistrates interfere?—Yes ; supposing a labourer made 18 s. per week, and was paying at the rate of 20 s. a bushel for his corn, and for meat in proportion, he would require parochial relief more than with his present wages and present prices.

12049. Was he, in fact, paid according to the number of children when he was receiving 18 s.?—Yes, in many cases.

12050. Then his wages were more than 18 s. a week?—Many received more than that in wages and allowances : I speak only of our own neighbourhood ; at that time I was not acquainted with those districts where the evil is now at its height.

12051. Do not you think that some part of the destitution of the labourer, and of his want of character, arose from his receiving employment and then a diminution of employment afterwards?—Yes, idleness, whether voluntary or not, always ruins the character.

12052. With respect to the introduction of the anti-pauper system of Mr. Becher, not taking into consideration merely the expense of raising a workhouse, are there not other outgoings to be submitted to on the part of the farmer?—Yes ; but they are more than repaid in the current year. The reduction in the poor-rates of which I spoke was when we paid 50 guineas to an overseer, and the instalments of the money borrowed to build the workhouse.

12053. Was not part of the system to take the labourers upon the farm instead of allowing them to go to the workhouse?—That is no part of the system, but it has been acted upon, and the advantage generally felt. We cannot now be said to have more labourers than are required.

12054. Do

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12054. Do you think, from considering the poverty of the farmers, that they can afford paying those wages for labour?—The question is, in what shape it shall be paid; certainly he can afford better to pay for labour for which he may expect a return, than in poor-rates for which he can expect nothing but ruin.

12055. The payment of poor-rates is prospective?—Yes, though in many districts they are almost without intermission.

12056. The payment of wages is immediate?—Yes; and when men are broken down by the wretched system, they do not look before them.

12057. Do not you think that many of the tenants in the southern district are in such a situation that they perceive that the employment of labour upon the farms would be an ultimate advantage to them, but they have not the ready money to pay wages?—Exactly; and they are in fact paying the ready money which they should expend in labour in the shape of poor-rates.

12058. Then the foundation of the new system is that the labourers must be sustained, and therefore that it is better to employ them on the road?—Not on the road; I would not employ a man on the road if his labour was not required, if I could avoid it, though he should on no account be kept in idleness; his labour should be seen to be useful, or he wants the stimulus to work.

12059. And the more the labourers are unemployed, in the same degree the roads will get better?—Yes, if they are properly employed; but generally the roads are most neglected when employment is most wanted; the effect of a system of pauperism is to blast and wither everything really good.

12060. Then a great improvement of the roads must be the result of a great distress among the labourers and farmers?—Yes; if as I before observed, they be properly employed, that will greatly benefit the farmer and other rate-payers; the difference of wear and tear, the saving in teams and in time on the roads, from their improvement, is not easily calculated.

12061. You stated that the person that bore an illegitimate child is taken to the workhouse; how long is she kept there?—Till she takes care of herself.

12062. Does the child remain in the workhouse?—If it is maintained at the expense of the parish.

12063. Are you authorized by law to send them to the workhouse?—If they become chargeable to the parish.

12064. If she does not come for relief before she is confined, would that rule apply?—I have understood so if she is likely to be chargeable.

12065. Can he remove her to the workhouse if she is living in her own parish?—I believe so; at least it is generally done.

12066. If the old system of poor's-rate and the old system of road making had continued, instead of your poor-rates having diminished from 2,000 *l.* to 500 *l.*, how much do you think they would have increased?—It is difficult to say, but at the rate of previous increase, I should think not less than 10 or 15 per cent., as the ratio would rapidly increase if not promptly checked.

12067. How much have the poor-rates in your parish fallen?—Including the roads, I think about one-third, that is, from about 600 *l.* to 400 *l.*

12068. What is the condition of the poor in your parish with the 400 *l.* a year expended upon them, compared with their condition when 600 *l.* was expended upon them?—Vastly improved in comfort and usefulness as well as character.

12069. Are they more happy and comfortable now?—Much more so; we endeavour to remove cause for complaint, and generally they are satisfied.

12070. Has the gross produce in your parish, or in those 50 parishes to which you have referred, diminished or increased since your poor-rate fell?—As far as I can judge, increased; the employment of the labourers in draining and other improvements has produced much effect, and the advantage is felt by the farmers more every year.

12071. Even in these bad times the land has been permanently improved, and the gross produce increased under this system?—Most decidedly; in the last three seasons indeed our cold wet soils have suffered so much from continued rains that they have been very unproductive; but this has shown the advantage to be derived from draining, and more is done.

12072. Have you had any emigration?—Not to such an extent as to produce any effect.

12073. Extensive emigration has not taken place?—No, very limited.

12074. When in your parishes you, what you call, force people upon their own resources to find the means of providing for themselves, you are in a country at no

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great distance from manufacturing towns, where there is considerable resource for persons so forced upon their own resources?—Not in ordinary times. I do not think we derive any benefit from them. In the very excited state of the lace trade, a few years ago, even labourers accustomed only to agricultural employment were engaged, but it was only temporary, and produced much more harm than good.

12075. When you say that you force people upon their own resources by this system, do you mean that they all find something to do in the agricultural districts?—Yes; I am convinced, from careful observation, that in the northern counties there is no surplus population in the agricultural districts. A right understanding of their own interests, and a judicious system, vigorously acted upon, is all that is required. In the southern counties there is more difficulty, as there does there appear to be decidedly a surplus of labouring population.

12076. So that you do not consider that you are driving them out of your parish into other parishes?—No.

12077. Have you brought in aid of your system a small quantity of land added to the cottages?—Yes; I consider that quite essential to the well-being of both classes, but I should prefer the land being provided by proprietors rather than the parish. The quantity of land should vary from what is sufficient for a garden to employ the spare hours of men constantly employed to a quantity which will find occasional employment for a few days or a week. These men contrive as much as possible to do their own work when they are least wanted by the farmer, and to apply to him at times when they get better wages, and their labour is necessary. I know several labourers who, having got an acre of arable land, and a little grass-land for a cow, are actually saving money, and daily rising in the scale of society. We let such labourers as can raise a cow pasture it in the lanes, they paying a small sum, and clubbing to find a person to take care of them. They had a good deal of difficulty in providing for the winter; and I have taken from a gentleman, who did not like the risk and trouble, a large meadow, which I have let to them in lots of an acre and a half each at the same rent I pay for it, being myself responsible for the rent and proper management. This is all they want; it is little trouble and no risk.

12078. Did you divide it to each party?—I merely staked it that each may know his own, they casting lots for the pieces.

12079. You did not divide it?—No; they stock the aftermath in common; division fences are unnecessary either in meadow or arable land.

12080. Do you find them punctual in their payments?—Peculiarly so; I have tried the system in many places, and do not recollect that I have lost a shilling in a single instance, and at this time I have not sixpence in arrear. I make a point of letting the cottages on an estate at a moderate rent to the occupiers direct, they paying their rent half-yearly with the other tenants, and the result, even where I have first tried it, has been most satisfactory.

12081. What do they pay for the meadow land?—Fifty-four shillings per acre, and all parochial rates; the land is of excellent quality.

12082. Do they pay rates and tithe?—They pay rates; it is tithe-free.

12083. Are you aware that in the evidence that Mr. Becher gave before the Lords' Committee on the poor laws he objects to giving land to cottages?—I was not aware of that.

12084. You cannot agree with him on that point?—Certainly not; men of every class should have something to look forward to; hope of something better is the main spring of action in every rank; and there is naturally so much attachment to land in the labouring class, that I know of nothing more likely to excite the feeling, and practically I have proved the good effect.

12085. If you make the going to the poor-house as disgraceful as possible, would you not if possible attach land to the cottage, that the labourer may find the advantage of his labour?—Yes; I would do everything to keep alive right feeling in the industrious and well-disposed, and everything to the idle and dissolute that would show them their conduct would be productive of unmixed evil to themselves.

12086. Do you find that those persons who hold an acre and a half or two acres, and a sufficiency of herbage for a cow, are indisposed to work for the farmer?—I have no reason to complain of that, though my labourers generally have land; there are certain times when they necessarily attend to it, but they will contrive, as much as possible, when work is of the least value to them, and with kind feeling and a little assistance on the part of the farmers there will be no difficulty.

12087. Have

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12087. Have you ever heard on the part of the farmer any complaint as to the difficulty of procuring the labour of those men?—I have not.

12088. How long have you been employed in valuing tithe?—Since 1820, increasing in quantity very much, up to the last year or two.

12089. In what counties?—In most of the midland counties, and a good deal in the south, west and east part of the kingdom; I have done little north of York.

12090. Have you ever directed your attention to the system of composition or commutation of tithes?—Yes; the subject has long occupied my very serious attention; I have discussed it with men of most classes, both personally and by correspondence.

12091. Speaking first of the tenants, should you say there was a general disposition to compound and commute on their part?—There is a strong and increasing feeling against tithes being taken in kind, and latterly the feeling has extended to the payment of a composition; there is a general feeling against tithes, and a loose idea of getting rid of them, without any definite meaning as to how it shall be done.

12092. Is there a willingness to enter into bargains for a length of years, or is the disposition on the part of the tenant to have the bargain opened at short intervals?—Since the matter has been so much discussed, there is no disposition to make a bargain for a length of time; the contract generally goes on from year to year.

12093. There is a general indisposition on the part of the occupier to enter into a time-bargain?—Decidedly; all are looking for some change in the system.

12094. Since when has this alteration taken place of an unwillingness for long bargains?—Principally in the last two years; I had observed but little of it before.

12095. You have stated that there is a willingness on the part of the occupiers to compound; is there a great willingness on the part of the Church to compound on reasonable terms?—Yes; I think this feeling is almost universal in the Church; my engagements have brought me very much into communication with all classes in the Church, and I do not recollect a single exception to the feeling that a commutation is desirable and almost necessary, though there is great difference in opinion as to the mode of it.

12096. There is an indisposition to draw in kind?—Very great; the clergy are willing to make any reasonable sacrifice rather than do that.

12097. They desire to commute?—Yes.

12098. Permanently?—Most decidedly.

12099. What is the allowance, generally speaking, which you would make; circumstances must vary more or less with the size of the parish, but, speaking generally, what is the allowance you would make to the tenant compounding and paying in money, and not putting the parson to the expense of drawing in kind?—Where the gross value of the tithes is fairly estimated, I think 20 to 25 per cent. should be deducted for the expense of collecting. I calculate that in the average of parishes it will cost the tithe-owner about that proportion, and the occupier of the land will reap the advantage, which would otherwise be lost to both parties.

12100. If the tithe collected in the farmer's barton were 200 *l.* a year, would you say that 150 *l.* was what the tenant ought to pay tithe upon?—I consider such a proportion would be paid by the tithe-owner in expenses; and the tithe payer would reap all the advantage, as it is less expense and trouble to him to collect the whole than set out the tithes, considering the notices required, and the constant interruption in his proceedings.

12101. Then if the gross tithes were compounded for, the permanent commutation should not exceed that?—No, certainly not exceed it, on an average.

12102. From your experience, should you say that parsons were willing to commute on those terms?—I certainly think so; indeed I believe there would be little or no objection on the part of the clergy. Lay impropriators, having generally only great tithes, I think would object to such a deduction.

12103. The clergyman would be willing to commute at 25 per cent. deduction; do you think in the present temper that the occupiers would?—It is difficult to say what tenants would do in their present temper, but I do not anticipate general opposition from the proprietors, and a permanent commutation would of course be arranged with them.

12104. What do you think would be the feeling of the proprietors?—They are generally

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generally anxious for a commutation I think, though many would like to pay nothing for the exoneration.

12105. What should you say of his feeling with respect to these terms?—I think they would generally be approved.

12106. Comparing tithe with rent, the ratio of tithe with rent must vary with the quality of the soil, must it not?—It is extremely difficult to fix a comparative value of rent and tithes, the value of the tithes depending not only on the character and quality of the land, but upon the method of farming it. Close cropping, and expensive cultivation, will raise the value of tithes as compared with rent, while occasional pasturing, and frequent fallowing, will lower the comparative value; thus in Kent and Yorkshire the rent may be the same, while the tithe in the former county would be as 11 s. per acre to 6 s. in the latter.

12107. In Kent where they pay you 11 s. an acre, the wheat crop will come about once in four years, will it not?—Probably, on an average, once in three years.

12108. But the wheat crop in Yorkshire will come about once in five years, will it not?—Average probably once in four or five. The intermediate crops make the great difference. The Kentish farmer is always cropping, the other not so.

12109. These valuations would make it difficult to appoint a scale by which to regulate the commutation of tithe?—It would be very difficult, and more especially as an alteration of system in either district might be adopted which would reverse their comparative value. As tithes are the most felt where cultivation is the most expensive, the allowance there should be more liberal to the farmers.

12110. If, from the fall of the price of grain, it should cease to be profitable to expend so much capital by the farmer in the cultivation of his land in sowing wheat, the tithe fixed now permanently, with reference to the rent, in Kent, would become most unjust and intolerable?—It would be quite so; the tithe-owners there must, I think, make a sacrifice.

12111. Condemning rent, for the reasons you have stated, as the ground of a valuation for a permanent commutation, what is the ground of valuation that, with your experience, you would think fair?—I think the character and value of the land must form the data of the valuation for a permanent commutation, special circumstances being specially considered.

12112. You think in each parish, to make the proportion fair, there must be an actual valuation?—Yes; I think nothing equitable can be done without it.

12113. You think that nothing could be just, or ultimately satisfactory, except an actual valuation of each parish?—No, decidedly not; nothing can be more irregular than the present rate of composition; men recover more, according to their character, than the value of their tithes, one giving up more than half for the sake of peace, another receiving the full value; I know several instances where this is the case, and it would be both impolitic and unjust to fix a permanent commutation on such a basis.

12114. Your objection is to make the present composition permanently compulsory; does it apply to giving a permissive power to make the composition permanent?—A very strong objection would arise to giving present parties a power to make an unjust composition permanent. I object now to a permissive commutation at all, especially with a compulsory one in prospect; the parties with whom there is now no difficulty might agree, while those standing out would be compelled to come together with embittered feelings, from having failed to agree.

12115. The weight of this would fall upon those who had endeavoured to extort high terms, and not upon those who had compounded on reasonable terms?—Perhaps so; and this would be reasonable if the clergy were more than tenants for life, but their being such makes it necessary that the settlement should not be left to them, but one general rule be adopted which would place all upon the same footing.

12116. It would be your opinion that a permissive power of commutation preceding some compulsory arrangement would be inexpedient?—I think one or the other must be adopted exclusively; I did think a permissive power to commute, and the Legislature giving every facility to accomplish this, would have been sufficient, and I stated this opinion strongly in a correspondence with some dignitaries of the Church a few years ago. The time, I think, has now gone by, and nothing will

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answer the purpose but a general compulsory measure, including all tithes; and I am fully convinced that no time should be lost in setting the question at rest.

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12117. Contemplating the necessity of a compulsory measure, for the reasons you have stated, you are of opinion that a permissive power, if it were only partially acted upon, would be inexpedient, and would make the compulsory measure more difficult?—I think so, very decidedly.

12118. Will you re-state the reason why that would be inexpedient?—In the first place, the permissive power would be only acted upon by parties who are now agreed; secondly, the parties who do not agree, when compelled to come together, would meet with embittered feelings; thirdly, the subject would be much longer discussed and its settlement protracted; and, fourthly, it would produce necessarily inequality in the scale upon which the commutation was made, which, as it is to be permanent, should not be so.

12119. Would it increase the difficulty?—It would increase the difficulty in every way, I think. The preliminaries for settlement would be more difficult to arrange, and the valuations and other arrangements be more impeded.

12120. Looking at the measure in the aggregate, supposing that a great number of tithe-owners and proprietors under the permissive law could come to act satisfactorily to both parties, would there not be an advantage in that permission being made them, instead of waiting for a compulsory process; might not that permissive law be satisfactory to those who would not otherwise agree?—I think not. The permissive power would be little acted upon; one party or the other would obstruct the proceeding; the present feeling about tithes would induce proprietors and occupiers to hope that time would benefit them. An universal, prompt and decisive measure is required, leaving no option to any party.

12121. Are you of an opinion that a fixed and permanent commutation would be conducive to the improvement of the soil of England, and to the outlay of increased capital upon it?—To a certain extent no doubt it would; and it would remove that feeling between parties which prevents them agreeing on any measure, however beneficial, and encourage improvements of every kind.

12122. Is not the premium on land in grass a means of diminishing the demand for labour?—No doubt it does; and the fixing a permanent commutation for tithes on poor grass lands in their present state would have the effect of bringing them generally into cultivation, and thus employ profitably the population now supported in idleness.

12123. You have experience in this matter, and you have directed your attention to this subject, and you have seen what you think is the necessity of a compulsory measure; allowing as between whatever could be saved to the two by the mutual consent of the two, namely, the parson and the proprietor, have you any fixed idea of what would be the just principle of a permanent commutation?—The two objects to be accomplished are, first, an equivalent for tithes, which will rise and fall in value as that for which it is given; and, second, that which will most effectually do away with all feeling connected with tithes. These two objects can only be accomplished by a commutation in land, which would have this further advantage, that it would enable the tithe-owner to employ his proportion of the population he would be called upon to support.

12124. Where the divisions of land are minute, would not that be impracticable?—It would, and therefore I think there should be power to adopt all or any of these three methods in each parish: first, land where it could be given; second, a gross money payment for the value of the tithes; and, third, an annual corn rent, varying at stated intervals with the average price of corn. There should be a power to purchase this corn rent; the money arising from the redemption at any time to be vested in commissioners, who should have power to pay the expense attending the commutation, the erection of farm buildings, &c., and to vest the surplus in land, as opportunity offered.

12125. You think the foundation of any arrangement previous to a compulsory arrangement must be laid by the valuation of each parish?—I think so, decidedly; indeed I do not see how anything can be done without this.

12126. And then do you think that the per-centage deduction, which you now fix at 25 per cent., to be made from the gross produce should be enacted, or left open to be laid down in each case according to the circumstances of each parish?—I have never considered the question of fixing the deduction to be made by enactment; but I think all parties would be satisfied with a deduction from the gross value of 25 per cent.

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12127. Do the Committee understand you that the deduction should be 25 per cent. in the great tithes of the rector, and that if the value of the tenth of the produce collected on the present premises would be, say 1,000*l.*, the deduction should be to 750*l.*?—I am of opinion that 25 per cent. at least should be deducted if the value of all titheable matters be estimated.

12128. Would you put it higher than that?—It is difficult to fix a scale of deduction which will apply equally to all lands. I think it ought to be greater where the value of the tithes is high in proportion to the value of the land, as in Kent.

12129. Supposing that the actual valuation of each parish were adopted as the basis of the compulsory permanent commutation, and supposing that generally a percentage was to be enacted to be deducted in favour of the money payment in lieu of tithe being drawn in kind, would you put it above 25 per cent., below 25 per cent., or at 25 per cent., or at what general per-centage deduction?—I think 25 per cent. would be about a fair average. Where the tithes were one-fourth of the value of the land I would deduct 30 per cent.; where one-fifth, 25 per cent.; and on grass lands, on which the tithes would not be more than one-eighth of the value, 20 per cent.

12130. Then you rather change your opinion as to the policy or the justice of enacting one general average per-centage?—I feel strongly the difficulty of fixing any average deduction, however desirable it may be; and leaving the question to valuers in each individual case would be placing them in a very responsible situation, and would require men of sound judgment and high principle.

12131. Supposing that this deduction was made of 25 per cent., do not you think that the clergy will not receive as much as they now receive?—I think the average amount would be even greater; value then being the criterion, and not character or other circumstances, it would reduce some and raise others.

12132. Of those that are under composition?—Yes.

12133. How would you take the value of the gross produce for the purpose of taking the deduction; would it be the value of the gross produce brought home, without making any allowance of the carriage home, or in what manner would you take the gross produce?—By estimating the value of the crops according to the general course adopted in the neighbourhood, fixing the quantity of produce at such an average as may be depended upon in ordinary seasons with fair farming, leaving the man who raises superior crops by extra capital and spirit to reap the benefit of it, and the bad farmer to take the consequence of his system. From this I would deduct the full expense of gathering, and all other charges.

12134. That is to say, you would say, this is a field of wheat which I value at so many bushels an acre, and then I take a tenth of that produce?—Yes.

12135. So that when you speak of allowing 25 per cent., that includes the expense that the parson would be at in collecting it?—Yes; it would put as much clear money into the pocket of the tithe-owner as if he took it home and thrashed it, while the deduction would go into the pocket of the farmers.

12136. Supposing the case of tithe taken exactly at 25 per cent. reduction, that would not be an entire loss to the parson, because he would still have to pay the charge of housing it and carrying it home?—Yes. One great evil of taking tithes is that the cost of collecting them is lost between the payer and receiver; it is expensive to the tithe-owner and vexatious and troublesome to the tithe-payer; one loses a great deal which is no advantage to the other.

12137. So that your proposal would not be a sacrifice of 25 per cent. on the part of the Church?—No; it will be an advantage to the tithe-owner and no loss to the farmer.

12138. Is not the value of the crop taken by the farmer which is applied for rent different from the value of the crop which is applied for tithe?—The corn taken by the farmer is all of one quality and housed at one time; that collected by the tithe-owner is a mixture of many kinds, and collected under unfavourable circumstances. I consider the corn worth from 10 to 15 per cent. more to the farmer than the tithe-owner from these considerations alone. This applies to all tithe-owners, but most to the clergy. Lay impropriators have generally a farm attached. This in some measure accounts for the fact that tithes are taken in kind by a much greater proportion of lay than clerical tithe-owners, and a much higher rate paid for a composition when not taken in kind.

12139. With regard to the vicarial tithes, what principal of commutation would you adopt, because the expense of drawing off is not the same by any means?—The deduction I have been speaking of I consider to be when all the tithes belong

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to the clergyman, which is always the case when the great tithes do; I consider a lower deduction should be made when great tithes only are considered, but this is entirely confined to lay tithes; the small tithes, which when separated belong to the vicar, are very expensive and troublesome to all parties, so much so, that I think composition for them is all but universal; the vicarages generally would be much improved by a commutation, though a much greater deduction was made from the value of the tithes.

12140. If you put the reduction in the commutation of the great tithes at from 20 to 25 per cent., at what reduction in the commutation would you put the small tithes?—I think many vicars would be gainers by a sacrifice even of half; I know some instances where an income of 80*l.* a year has to be collected from nearly 200 persons; taking in kind would be impossible, and great sacrifices are submitted to; it would not, however, be fair that they should bear all the loss from the system; I should think on small tithes only about 30 per cent. would be advantageous, and give general satisfaction.

12141. If tithe were computed upon the principal of an average reduction of from 25 to 30 per cent. upon the great tithe, and 50 per cent. upon the vicarial tithe, would the money payment be greater than it is at the present moment?—On the average I think certainly; when I have spoken of 25 per cent. it has been where the tithes are not divided; the great tithes, when alone, are the property of laymen, and the expense of collecting not so great; the small tithes, when held alone, are generally the property of the Church, and this class most require advantage, and would, I think, gain it by any commutation on an equitable principle; great tithes alone, being due at known and certain times, are less perplexing and expensive than small tithes, which are accruing every day, and often not worth the trouble of collecting.

12142. Do you think that the distress that the farmers have suffered is at all occasioned by the increased tithe upon them?—No; I think there has been a greater reduction of tithes generally than of rents.

12143. Then you think that though the question of tithes is a very interesting question to investigate, it is not intimately connected with the question of the distress of the farmers?—I do not consider it a main cause of the present distress as it is felt on lands exonerated from tithes, which is the case with a great proportion of parishes in my neighbourhood; the removal of it would, however, be the means of giving a new impulse to agriculture, and thus tend to remove the distress.

12144. Have you a strong opinion that a permanent commutation of tithes, on just principles, would be advantageous to the agricultural interests?—Decidedly; when tithes are taken in kind, the energies are cramped, and when a temporary composition is made, it is a source of constant discussion and irritation, which always has an unfavourable effect.

12145. Does it affect the demand for labour?—Most certainly; everything affects the demand for labour that decreases the expenditure of money upon the land.

12146. Can you contemplate the question of agriculture independently of the question of tithe?—I cannot; the improved system of agriculture has made the tithes a tax upon industry and capital, and both will be brought into action if the full benefit can be derived from them.

12147. That which is a tenth of the whole produce must bear upon it?—Of course.

12148. Having deducted the 25 per cent., or whatever per-centage would be proper in your opinion to deduct, you would contemplate leaving the parson liable to be rated?—Of course I should, if the commutation were made in land, not otherwise.

12149. Supposing your mode of proceeding were adopted, of valuing all the different parishes, do you think, in the first place, for an extensive operation of that sort, having to pass through so many hands, fair men could be got in the different parishes to value for the purposes of such a settlement?—Not in the parishes; the valuers must be independent of, and unconnected with the parish they are employed upon.

12150. How would you appoint them; what persons would you take?—I think the valuers should be appointed by the Crown, or by commissioners appointed for that purpose, the parties interested having nothing to do with it.

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12151. Would you appoint a single valuer?—I find that one man gets on quicker, and often better, than more. Men appointed by opposite parties generally take a side in the business, and raise difficulties where they do not exist.

12152. So that you think that if the valuer be appointed by the Crown that would be a sufficient security for impartiality, so as not to make it necessary to have a check upon him, by the appointment of other valuers?—I think so.

12153. Would you object to any valuer being appointed on the part of the Church, or the parish?—It might be more satisfactory to parties interested that each should appoint one. The umpire should certainly be appointed by the Crown.

12154. When you have made your valuation, and you have taken your percentage, how would you calculate the fixed money payment to the Church?—If it is a money payment it must be laid in corn, that is, the price of a certain quantity of corn on an average of the last seven or 14 years, and varied at those intervals for ever, otherwise it might become oppressive to one party or ruinous to the other. A commutation in land would render these changes unnecessary, and remove all feeling connected with tithes, which is most desirable.

12155. Supposing it were not to be practicable to put so large a proportion of land of the country into the hands of the Church, you think that the next best security would be to have a money payment, to be regulated at intervals by the price of corn?—Decidedly, making that money payment redeemable, at a stated number of years' purchase, at any time by the proprietors; the money thus raised to be paid into the hands of commissioners, for the purposes before stated. There will be a difficulty in investing so large a sum to pay any interest till land was purchased; but this might, I should think, be provided for.

12156. Knowing as you do the practice of farmers in the south of England, arising out of the state of the poor-rate, to lay a large portion of the burden of their labour upon the parson, can you suggest any arrangement by which the Church could be protected from that species of arrangement on the part of the land-owners?—By no other equitable means than the allotment of land for tithes. This would enable the clergyman to employ the men he is now obliged to pay for doing nothing. If a money payment be fixed as commutation, and left chargeable to parochial rates, it will soon be swallowed up. It should, I think, be exonerated from rates, deducting the value at the time it is fixed. I know instances now where the clergy have been absolutely ruined by the amount saddled upon them for poor-rates.

12157. If the whole of the rate comes up to 20 s. in the pound, though he may remain tenant he claims no tithe?—He derives no benefit.

12158. As you are of opinion that it is of importance that the better educated should pay attention to the poor, and have an interest in paying attention to them, do you not see a disadvantage in relieving the clergyman from the rate, and consequently from his interest in the poor?—Yes, but not a direct and personal interest. If land is let his tenants will employ their proportion of labourers upon it. A money payment, liable to poor-rates, would be productive of great evil. I think, for the interest of the parish, it is not desirable for the clergyman to have a pecuniary interest in attending to its concerns.

12159. One of the principles of the permanent commutation is to relieve the parson from all poor-rates; would not that act prejudicially?—This, I think, would be a great advantage. A clergyman should have other interest in his parish than pounds, shillings and pence, and where he is enabled to show that he has only the interest of others at heart in his efforts they are more acceptable, and likely to be far more useful. I have seldom seen good produced by the clergy interfering much in parochial affairs, as such, though they have great power to be useful to all parties, being quite independent.

12160. Then you do not think it desirable that the clergyman should take part in the select vestry?—Not generally; clergymen differ much in qualification for such engagements, but I think little real good is done by their interference, which often prevents them being useful in other ways.

12161. You farm under the Church, and are aware of the general nature of Church land; do you think that the general cultivation of Church land is such as to render it desirable to have any large portion of the soil of England in mortmain?—The general cultivation of Church land is far from good, but it is owing, in a great measure,

measure, to a want of power to lease, or make an arrangement affecting the tenants after the death of the incumbent. If the landlord grows old and indifferent the tenant takes advantage of it.

12162. If you gave the clergyman a power of leasing beyond his life would it not be very difficult to prevent his receiving fines for letting it through friends?—This would be easily prevented by making the patron and diocesan parties, and fixing the rent at a valuation to be made under their direction, with proper covenants for the management.

12163. Is there not another difficulty, that if the parson did not take a fine he would let for seven or 14 years, without any condition of management?—I think not; but this might be prevented by making his executors as well as the tenant liable for damage done in every way to the next incumbent. If the letting be from year to year, the contract made by the former incumbent to stand with the new one till six months' notice be given, as in ordinary cases between landlord and tenant.

12164. Is not that a great defect in the Church property, that whereas all other property descends to heirs and successors, this descends to persons about whom the incumbent does not care at all?—Certainly it is a great objection, but small when compared with the evil of having money transactions with every person in his parish. The objection to money payments would be lessened by their being payable by the owner and not the occupier of the land, though, as there are many small proprietors in parishes, it would not prevent collision.

12165. You stated that a deduction of 25 per cent. would in general give much more money than the clergy now receive?—I stated that I thought the average would be more; it would equalise the payments, which are now very unequal.

12166. If that is the case do you think there would be a general desire to consent to the commutation of tithes, which would increase instead of diminishing the money value which the clergyman now receives?—I think there would not be general objection. Whenever a low composition had been accepted there would be dissatisfaction with an increase on one side, and *vice versa*; but in a great public measure it is necessary to adopt an equitable course. The temporary excitement of parties interested will subside, and the benefit be in time fully acknowledged and duly appreciated.

12167. Do you not think there would be a general indisposition to consent to any payment being permanent unless it was decidedly advantageous to the tithe payers?—Yes; objections will be strong to any arrangement which will give an equivalent for tithes, but the sound feeling of the right-minded in the country will, I doubt not, overpower it.

12168. Do you not say in valuing tithe that you would make the price of corn the criterion?—Yes.

12169. Would you not in addition take into calculation the price of meat?—Meat is not a titheable matter, except in young animals, but the price of it affects that of agistment. I should in estimating the tithes take all titheable matters into account; but in fixing the payment for ever, I should reduce all into bushels of wheat, and make that the sole criterion of value for the future. I have bestowed great pains in ascertaining the proportionate prices of agricultural produce, and find that though they occasionally differ considerably, on an average of 7 or 14 years, taken from any period, the proportions will be so near the same, that the price of a bushel of wheat may be considered a criterion of value for all other produce.

12170. Supposing you were valuing land on a farm where there is a larger proportion of grass land than there is of wheat-land, how would you give the valuation of tithes?—I should value the tithes of grass or arable as I found it, giving the owner the advantage to be derived from a change of culture; nothing can be done without occasional sacrifice.

12171. How long have you thought the tithe system objectionable?—I have always thought it objectionable, and my increased knowledge of it has increased the feeling.

12172. Then it was just as objectionable when the farmers were well off as when they were badly off?—Yes, I think equally so; though of course not equally felt when money was plentiful.

12173. How would you meet this case, taking the cold stiff clay lands of the country, which produce considerable crops, at a heavy expense; supposing those lands, either by any alteration of the corn laws, or by any other cause, were to go

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Mr. *Smith Woolley*. out of cultivation, would they not have a tithe fixed upon them, though the land might be out of cultivation?—That is one great objection to money payments. If the tithe-owner got his proportion of that land, he would stand upon the same footing as the owner; he would have that portion to cultivate or not as he chose, whereas if he got a money payment charged upon it, that would be payable though it was all the rent the land produced.

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12174. Would it not be possible to make a different settlement for stiff clay lands and for light lands?—No; it would I think be impossible to draw a line to be acted upon.

12175. You are not aware of any unexceptionable settlement of the question of tithe for the lands of that description other than by the allotment of the land itself?—No, I am not; I cannot however contemplate the poor lands of the country going out of cultivation without the most fearful anticipations; any measure having that effect would throw the mass of labouring population out of employment; it is land of this character which while it yields little rent to the owners, is made to bear crops only by extra labour, manure, &c. If the population be now redundant, more than can be employed, how must it be if the lands principally employing them be thrown out of cultivation? those lands cannot support an idle population, and the payers and receivers of rates would together be thrown upon the richer districts, which could not support the additional weight; the result is most appalling, but I think quite inevitable.

12176. In the case of peculiar crops, such as hops, you are aware that the tithe is very frequently as much as the rent?—Yes, if taken in kind, much more than than the rent in some seasons.

12177. Supposing that land permanently burdened with tithe, upon the presumption of growing the same crops, how would you meet the difficulty of any alteration of cultivation of that description?—Wherever hops are cultivated a change of payment would be necessary; the land might be chargeable with two rates of payment, one if in hops, and another when not so.

12178. So that a special arrangement should be made with respect to the peculiar cultivation of that description?—It would be quite necessary.

12179. Would not that be necessary with respect to the garden ground in the neighbourhood of towns?—In garden grounds near towns the lands are generally cultivated in an expensive way, and, though the system might change, it would not make the same difference as in hops.

12180. Suppose permanent commutation were to take place upon the present corn law upon a considerable proportion of the cold clay lands in cultivation, and a year after it took place you had a fixed duty of 8 s. upon corn, or a free trade in corn, what would become of the cultivation upon those lands?—I think lands of this description would gradually go out of cultivation, the tenants being first reduced to poverty upon it, and the effect I have before described from an unemployed population would unavoidably and speedily follow. No difference of rent or reduction in prices could, I think, prevent the catastrophe.

12181. Then you think that the effect of a fixed duty of 8 s. upon wheat would throw land out of cultivation?—I think so; and that the effect of throwing the poor land out of cultivation, however it might be produced, would have the effect of swallowing up the profit, first upon those lands, and ultimately upon all others.

12182. What is your opinion upon that point of 8 s. duty upon wheat?—There is no doubt but such a duty would produce a ruinous effect upon all the lands of the country; unless the burdens now upon it can be removed, no reduction of rent can meet the difficulty.

12183. What do you think of free trade?—It is, in my view, too appalling to think of at all.

12184. With respect to the first position, of the inconvenience that would arise from the commutation in case of the land going out of cultivation, how would it affect this land, delivered from the burden which it now bears, with respect to tithe?—The burden of tithe, as it is now, would cease, or greatly vary, if the land went out of cultivation. Cultivation of this land, however, though it may not be profitable, if it can be cultivated without loss, it is important to the employment of the population. I think looking at its being left uncultivated is looking upon certain ruin to all classes indiscriminately.

12185. Is not that land subject to a great burden of tithe?—Yes; tithe is always heavy in proportion to the labour and expense in raising the crop.

12186. What would be the difference, supposing the commutation to take place,
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as compared with its present position?—If the land were cultivated, and more especially if that cultivation were improved, it would be a great advantage. If suffered to go out of cultivation it would be charged with a payment which it could not produce, and there would in fact be no means of paying it.

12187. Ruin would ensue in such a case?—Yes, inevitable ruin to all parties.

12188. In those districts that you are acquainted with do you conceive that no valuations now exist of parishes on which a valuation of tithe might be founded?—I think not. I know of no instance, except where a recent enclosure has taken place, and there the tithes have been commuted under the Act.

12189. It would be absolutely necessary to have a new examination?—I think so. The difficulty of drawing a line as to what might be acted upon and what could not would be productive of more trouble and expense than putting all on a footing at once.

12190. You have spoken of cold clay soils; what proportion do they bear in the district you have been speaking of to the others?—We have very considerable tracts exclusively of that character, and they are intermixed generally with other lands; they may be a third, or probably half, of our arable lands, varying however very much in quality, though of the same character.

12191. What is the produce of those lands per acre?—I think not exceeding 16 bushels on the cold clay soils; some of our clay soils are more productive.

12192. If the price of wheat were to fall to 50 s., how much rent would those fetch?—The cold inferior clay soils could not be cultivated with wheat at 50 s. per quarter; certainly no rent could be paid from them.

12193. Then one-third of your land will go out of cultivation if wheat is at 50 s.?—In the clay soils I speak of some are of better quality, but I think none could pay for cultivation with wheat at 50 s.

12194. Have you difficulty in letting lands?—I have now great difficulty in letting cold clay soils, but none in letting dry turnip soils at fair rents.

12195. Has the difficulty of letting the clay soils arisen from the expense of keeping up the cultivation?—In addition to the general effect of low prices and great expenses, we have had three or four seasons so wet that the lands could not be properly cleaned, and the crops have been ruinously deficient, and the flocks almost destroyed by the rot.

12196. Does not the disinclination to enter into those cold clay farms rather increase the competition for the other lands?—Most decidedly; the preference for farms of this character has been increasing for several years, and especially in the last two or three years.

12197. Do you find plenty of tenants when you have farms; persons with capital coming to offer themselves?—I find no difficulty to find good tenants for farms calculated to grow turnips, barley and seeds, dry and sound.

12198. Do you find that any of the farms are going out of cultivation, or thrown upon the hands of the landlords?—Many of the cold clay farms; I have, for the first time, three or four farms upon my hands, which I cannot let to good tenants on any terms.

12199. Have you found in Rutlandshire that there has been a tendency to break up the old pasture land?—I am not much acquainted with Rutland. There has been a great quantity of grass land broken up in Lincolnshire within the last three or four years, tenants having had such heavy losses upon them from rot in sheep that something was necessary, and many proprietors have allowed the grass lands to be broken up rather than make a great reduction in rent. It has been generally, but not exclusively, confined to lands most liable to rot sheep.

12200. Do you think that the distress of the farmer at all prompted him to ask this permission of his landlord?—Yes.

12201. And the landlord has complied with it rather than reduce his rent?—Not entirely for that reason; the loss in sheep for three years convinced many that the land would be better broken up for both parties.

12202. You made a calculation between the price of last year and the price of 1822, and you have stated that the price of 1822 was 39 s., and in the present year 55 s. and a fraction; was there any scarcity of sheep or cattle in 1822?—No scarcity in quantity, but prices ruinous.

12203. Do not you think that that has in some degree tended to increase the price of meat in this year?—I think the price of meat has been most materially increased by the rot in sheep, which has been to a fearful extent.

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12204. You consider that the price has not been a profit to the farmer?—It has been no profit to those whose sheep were destroyed by the rot; it has been a great profit to the dry land farmer, he having reaped the advantage of others' loss.

12205. In making the calculation, of course there had not been in 1822 three or four scarce years preceding the increase of price?—No.

12206. If there had been no scarcity during the last three or four years, and no rise in cattle, the prices of corn and cattle would not have been so high as they are now?—No, certainly not.

12207. Nottingham is a manufacturing district?—Yes.

12208. Are you at all acquainted with the fact of whether the manufacturers are well or ill off?—I think they have now no cause for complaint.

12209. How long have they been so?—They have, I think, been improving for the last two or three years gradually. The profits and wages are much less than they were when the trade excited so much attention that men of all classes engaged in it; this produced a revulsion, from which, I think, it has gradually recovered, and is now in a more healthy state.

12210. Were they as well as the agricultural labourers better satisfied during the high prices?—I think not; in Nottingham there was great dissatisfaction and riots; though certainly they had very high wages, provisions were higher in proportion than they now are.

12211. Do you find the tradesmen now in the different market towns near which you reside complain of a want of custom?—Very much; the agricultural towns are suffering deeply; the most flourishing towns dependent upon agriculture are in a state of great depression; there is one universal complaint of want of money, and the great competition has reduced their profits till they complain of getting no profit at all.

12212. The custom has very much fallen off?—Very much indeed.

12213. Taking the aggregate of the farmers in the district you have been speaking of, do you think that a great many of these could bear to be sold up now?—I have reason to fear that a great proportion of farmers in every part of the country are in a state of insolvency, and that few could come out with an undiminished capital.

12214. In fact the great proportion of the tenantry in your district are insolvent?—Though I think our district is better off than many others, we have a great many tenants insolvent. I think the active, industrious, intelligent farmer, who has sufficient capital, is standing on safe ground, and, on the dry soils, have rather increased their capital than decreased in the last three years.

12215. They have profited by the loss of the others?—They have.

12216. Have you many yeomanry possessing from 50*l.* to 100*l.* a year of their own in your district?—Comparatively very few remaining; a great number bought land at high prices, and having mortgaged them for more than their value, at the reduced prices they have been almost universally ruined.

12217. Have you not an old race of yeomanry living on lands which they have inherited?—We have but few, though more than in many other parts of the country.

12218. What has become of them?—They were very generally tempted either to sell their lands and take farms, or to mortgage them to fix their families, and thus the lands have passed into other hands, or they are much cramped by the charges upon their estates.

12219. Those who bought during the war have been ruined?—Yes, I should think with very few exceptions indeed.

Lunæ, 8^o die Julii, 1833.

THE RIGHT HON. SIR JAMES GRAHAM, BART.

IN THE CHAIR.

Mr. *William Smith*, called in; and Examined.

Mr. *William Smith*.

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12220. WHERE do you reside?—At Swarlstow Lows, near Derby.
12221. You used formerly to live at Dishley, in Leicestershire?—Yes; I have a son there now.
12222. You have throughout life been connected with agriculture?—Quite so.
12223. How many years have you occupied land?—Forty-two, on my own account.
12224. Have you cultivated your own land, or farmed land, or both?—I have rented land entirely.
12225. Beginning two-and-forty years ago?—Yes.
12226. Where did you occupy the land which you farmed at first?—At Formark Park and Milton, in the county of Derby. When my father died I became possessed of those two farms, one under Sir Henry Harpur and the other under Sir Francis Burdett, of which farms one I hold now, and one of my sons the other.
12227. You began farming in the year 1791?—Yes.
12228. Are those farms principally grazing farms, or arable, or mixed?—The Formark Park farm is a great deal of it arable, some grazing; the Lows is more grazing than arable, but still there is a considerable portion of arable.
12229. Ever since you have farmed, have you had a very considerable quantity of grass land in your hand?—Yes.
12230. Have you turned your attention to the improvement of the breed of cattle and sheep?—I have given up the breeding of cattle the last eight or ten years, but I still keep on with sheep.
12231. Why did you cease breeding cattle; did it cease to pay?—No; I cannot say: but the cattle I bought in the north did not breed well. I was unfortunate in those cattle, and I left it off. I was too much engaged with the agency I had under Sir George Crewe, and I gave it up.
12232. How long were you employed as agent?—Twenty-nine years.
12233. That is an estate of considerable extent?—Yes.
12234. Of what number of acres?—14,000 to 16,000 acres.
12235. How long have you continued agent upon that estate?—Till last Midsummer but one.
12236. You have handed it over to your son?—Yes; I had bad health, and Sir George was kind enough to say if I resigned the agency he would appoint my son, I being there to give my advice when necessary.
12237. You continue still to be acquainted with the management of that estate?—Yes.
12238. Can you say that the estate produces as much corn now as it did when you first became manager of it?—More.
12239. Considerably?—I think very considerably. Not from any particular circumstances of breaking up pasture land, because that was prohibited; many tenants applied for that privilege, but in most cases it was refused.
12240. What circumstances have led to that estate producing more corn?—Better management, by the late and the present proprietor stimulating their tenants through me to improvements; they have made improvements, having used considerable portions of lime and manure from the market towns.

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12241. Have the rents been reduced considerably since the war?—No, it was not necessary; they have been reduced three years ago; the tenants were called together, and we took off from some five and some ten per cent.; but as they are now, they are very much oppressed even upon those rents.

12242. Had those rents been raised during the war?—They had been raised once in 40 years.

12243. When were they raised last?—In the year 1811.

12244. They have gone on without reduction from 1811 till within the last three years?—Yes.

12245. Then they were reduced from five to ten per cent. according to circumstances?—Yes.

12246. They were reduced according to your judgment, as to times, prices, &c. three years ago?—Yes, they were, according to the time's prices then.

12247. Are the tenants making money now since that reduction?—No.

12248. Are they losing money?—Very few of them have any money to lose, they have been sinking money for some time.

12249. Have they been paying rent from capital?—Yes, I am confident of that.

12250. How does it happen then that the tenants are going on?—They had saved considerable sums of money before the bad times commenced, but there are very few of them now have got money; some of those who have saved money have resigned their farms to their sons, and retired with some of their capital.

12251. Then the capital has been withdrawn from the farm?—Yes, in those cases it has in some measure.

12252. Do those sons, with reduced capital, employ as much labour upon their farms as their fathers used with a greater capital?—They are in a great measure required to do it, they would not be allowed to hold the farm without; I had, under one proprietor, a meeting of the different parishes, and apportioned them according to the extent of the farms.

12253. There is something like a labour-rate established?—It is amongst ourselves; in many parishes, before this was established, the men went by round, or house room, and many could not pay, or said they could not, and the people were sent upon the roads. In some parishes we had 50 or 60 men upon the roads at a time; they did little or no work; they paid them low wages, and made up the rest out of the rates: one of the most ruinous systems that can be adopted, producing nothing but indolence and bad morals. Many gentlemen have abolished that, by compelling the tenants to employ the labourers, and that is the case with the proprietor to whom I refer.

12254. Are the parishes to which you refer the entire property of that proprietor?—No, but the greatest proportion of them; he and another considerable landed proprietor are the greatest owners.

12255. Then by the concurrence of those two landlords a labour-rate is established; did the others resist it or complain of it?—There are very few of them; I do not remember any resistance or complaints.

12256. If the properties were subdivided it would not be easy to carry that into execution?—These two proprietors have been very kind to the parishes, in allowing those labourers to live in cottages, paying a nominal rent; any proposition from them would be cheerfully attended to by any freeholders: in the course of 10 or 15 parishes there are not less than 1,000 cottages, at 4 s. or 5 s. a year each.

12257. With any land attached to them?—With very little; we should not put that rent upon them if they had land.

12258. Are there many instances of land attached to cottages?—No, they have all gardens; there is scarcely one of those which has not from 300 to 500 yards of ground attached; when we build them new we then put on a fair rent, from 2 l. to 50 s. a year; and I believe the other proprietor has adopted something like the same rule.

12259. When a new cottage has been built you charge the cottage and garden about 40 s. to 50 s. a year?—Yes.

12260. Are the farmers holding their land on lease generally?—Not one.

12261. From year to year?—Yes; those two proprietors grant no leases on their estates in Derbyshire.

12262. The contract is open at the end of every year?—Yes.

12263. How

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12263. How is it that the tenant is going on with a loss of capital?—They have been born upon the spot and are much attached to the landlords, and they wish to go on as long as they can, in hopes of better times; in some instances the farm may be very important to them, and they have many of them got into considerable arrears of rent.

12264. Is it within your knowledge that the arrears have been accumulating the last three or four years?—Not very much.

12265. They do not discontinue employing labourers on their farms, because you say the landlords would interfere and would not allow them to remain if they did not employ the labourers they had done heretofore?—Where the gentlemen or farmers have taken them in that way, meetings have taken place in the parish, and on some tenants making it known that they could not afford to take them others have taken them in their stead.

12266. Taking a greater proportion than their rent would have compelled them to take?—Yes.

12267. Has this distress been increasing?—It has been increasing the last three or four years.

12268. Is it greater or less than it was?—If I were to speak of various things, there are some cheering things: cheese has got up, and wool has got up. The farmer generally sells his cheese to one cheese-factor. Where a man is steady in letting him have his cheese he will advance money for his rent, and so will the wool-stapler; cheese is advanced 10 s. a hundred, and wool has advanced at least 6 s. to 8 s. a tod of 28 pounds; I am a large wool grower and speak from facts; I always sell to the same man.

12269. What do you get a pound for your best Leicester wool this year?—I have sold mine at 35 s. 6 d. a tod of 28 lbs., and I am to have 2 s. more if any person has made that price in six weeks, that is about 15 d.

12270. What is your cheese?—I make no cheese; but good cheese is from 60 s. to 62 s. the 120 lbs.

12271. Have you sold your wheat this year?—Very little of it.

12272. Have you got the greatest quantity of it on hand?—Yes, our markets are wretched for wheat.

12273. What has been the price of your own sales of wheat?—About 7 s. 3 d. or 7 s. 4 d. in September 1832. I make sales generally in September and about April or May.

12274. Does it average between 50 s. and 56 s. a quarter?—Yes.

12275. Have you sold any barley?—Yes.

12276. What will your barley average?—From 28 s. to 32 s. or 33 s.

12277. Do you grow oats?—Yes, but I do not sell any; I buy oats, they are at a very low price.

12278. You graze to a great extent?—Yes, considerably.

12279. How many acres of grass have you?—Six hundred to 800 acres, I should think, of old grass.

12280. What cattle do you graze principally?—Short horns in general and Scots.

12281. Do you breed now?—No, I buy entirely now.

12282. What does your beef average on your sales this year?—From 5 d. to 6 ½ d.

12283. The average would be about 7 s. a stone of 14 lbs.?—I think the 5 d. would rather outweigh the other.

12284. From 6 s. 6 d. to 7 s. a stone?—Yes.

12285. What will your mutton average?—Mutton will average 7 s. 6 d. a stone; I only sell my mutton in the spring. I sold in one day, on the 8th of April.

12286. What does mutton average?—Seven pence to 7 ½ d.

12287. You let tups?—Yes.

12288. Have you let tups this year?—I sell them now every year.

12289. What was your sale this year compared with that of last year, better or worse?—Worse a great deal.

12290. When did you cease letting your tups?—I sold them all the 8th of June.

12291. When did you change the letting of tups for the selling?—I should think four years ago.

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12292. When was the period when your tups let the highest?—The highest I ever let was in 1818.

12293. Before you ceased letting, how much of the price diminished; how much per cent.?—In the year 1818 I let 165 sheep, not one under 10 guineas, and from that to 200; then they kept dropping rapidly every year after that.

12294. Until you ceased letting?—I did not cease letting till I left Dishley-farm.

12295. How much per cent. had the annual letting of your tups diminished on the sheep of the same quality?—They did not make one-fourth.

12296. Do you mean 75 per cent. reduction?—Yes.

12297. The quality of your stock had not gone back?—No, they are better now than ever they were before; they have a larger frame and more wool. I do not sell any under 10 guineas, and they went off from 10 guineas to 90 in the year 1832; this year from 10 to 52.

12298. Your highest sheep last year fetched 90, and this year 52?—Yes.

12299. Were your sheep of this year or the last the best?—The best this year; we had more customers from a distance last year than this; we had some from Devonshire, Oxfordshire, and some from Ireland.

12300. Has grazing this year been worse than it was?—No, I think grazing is better than it has been these last three or four years; we bought them in better; they were very bad three or four years ago.

12301. The price of lean stock is high this year?—I generally buy in September, going to two or three fairs in Lancashire, which I never miss.

12302. The price of meat this year has kept up beyond the average proportion between the price of meat and the price of corn?—Yes, I think so.

12303. To what do you ascribe that?—I should almost say it was owing to the manufacturing towns, the mechanics having more money to lay out; it sells well in the large towns.

12304. What has been the effect of the improvement of trade in your neighbourhood?—I think meat has sold freer.

12305. In 1818 at what did you sell your wool?—I cannot recollect; I think about 30 s. or 31 s.; I once sold my wool at 3 l.

12306. That was in the war?—I should think it was.

12307. Not talking of any particular estates, and not talking of your own farm, should you say that at present prices the present rents can be maintained?—I cannot speak to that; it depends on circumstances; if corn gets up they might, but not at the present price of corn.

12308. If the present price of corn should remain the permanent price, can the rents on land generally in that neighbourhood remain at their present amount?—I should doubt that.

12309. The present price continuing, what reduction of rent generally must take place in your neighbourhood?—I can scarcely speak to that; gentlemen's estates are not all alike; we have some very good land in Derbyshire, as good as any in England; there is a great difference in the letting; it has been not only the price of the corn, but the last was a very bad harvest with us; much of the corn was thrown down, wheat in particular; I should think my crop was injured at least 500 l. by being thrown down and injured by weather prior to the harvest.

12310. Still you sold at 56 s. to 60 s. a quarter?—Yes; but I sold the best of it, and had some old wheat with it.

12311. Have many of your neighbours much wheat on hand?—Not the small farmers.

12312. Do you recollect how it was when you began in 1792, were the stocks on hand greater or less than they are at present?—I cannot remember that.

12313. Do you remember the stocks on hand at the end of the war possessed by the farmers?—I think there is as much stock on hand as I have generally known at this time of the year; but it is generally in the hands of the larger farmers; the smaller farmers have none.

12314. Taking the gross quantity throughout the district, you think there is as much as there usually is at this time of the year?—Yes, I think so.

12315. What were the wages you paid to good labourers when you began farming in 1792?—At that time we gave them their meat, and they had 6 s. a week

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a week and beer; I did not continue that long; they have now so much a week and beer. *Mr. William Smith.*

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12316. How long ago did you make the change?—About 32 years ago.

12317. What wages did you give them then?—Ten shillings in the winter and beer, and in summer twelve, and sometimes a shilling or two more.

12318. What do you give now?—Ten shillings in winter, and twelve in summer.

12319. Your labourers get as much as they did several years ago?—Yes; I keep a regular set of labourers; some of them have been with me 30 years; I do not change them; they have been born on the spot, and stop with me.

12320. Are they better or worse off than they were 20 years ago?—Worse; I used to allow them to get their wages by bargain-work, by the grate; I cannot afford to pay them in that way now; sometimes they would get 3s. or 3s. 6d. a day; but there are very few farmers that can afford or will allow them to do that now.

12321. You are obliged to hold their hand?—Yes; if I did it at this time I could not afford to employ the number of men I do now on my farm. I will state what number of acres I occupy: between 1,200 and 1,300 acres of land. I am employing labourers, servant-men, with seven boys and women, 66 hands; that is 16 more than I ought to have; but I have attended the meetings with agriculturists to allot the labourers amongst us, and I always took one or two more to set an example to others.

12322. What wages are you paying?—Ten shillings till now; now 12s.

12323. What do the women get?—Four shillings a week and a quart of beer.

12324. Do they get anything more?—No, except in harvest.

12325. What do the boys get?—From 2s. 6d. to 5s. a week.

12326. Then money-wages have not been much diminished?—No, except that they had not an opportunity of making money by the grate.

12327. Your fixed daily wages are not reduced?—No, not much; we gave those men then 12s. during the war; we have given sometimes 2s. 6s. a day, 15s. a week.

12328. Have the money-wages fallen at all in proportion to the price of corn, and the articles used by labourers?—No, I think not.

12329. Are they worse off?—There are few of them that did not get extra wages, 3l. or 4l., which bought them a pig and clothing for their children, and so on, which they cannot get now.

12330. Are they worse clothed than they were during the war?—I think they are generally; but I do not think that ours is a district to take, because all the landlords interfere and cause them to be employed, and the rates are kept lower than they are in the county of Derby generally.

12331. What were your rates at Dishley when you began farming?—They are rather high there.

12332. How much have they risen?—I do not think they have risen much; they have varied according to the circumstances of trade.

12333. What was the rate for Dishley when you began in 1792?—I think 7s. or 8s. in the pound; but I was not at Dishley till 1817; I think it was then 7s. or 8s. in the pound, but on an old rate, made perhaps on two-thirds of the rent.

12334. Is it collected on the same rating now?—Yes.

12335. What is it now?—I think it is not more; but it varies according to the employment of the hosiers; when the stockingers are out of employment they come upon the parish, and the rates will vary 2s. or 3s. in the pound.

12336. Taking the case of the proprietors to whose estates you have referred, has the poor-rate increased?—In one or two parishes they have increased, but in general they have not increased.

12337. Has the county-rate of late increased in Derbyshire?—Yes, in consequence of circumstances, a new gaol having been built, and a new county-hall and several considerable improvements.

12338. Since you began farming your county-rate has become a more heavy burthen on the farmer?—Yes, but they are paying the debt off by instalments; the amount of the expenditure of the county was something like 60,000l. for building the new gaol and county-hall.

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12339. At this moment the rates are heavier than they were?—Yes, but I understand they will be paid off in a few years.
12340. Is the highway-rate very much increased?—Yes, very much.
12341. When you spoke of 8 s. or 10 s. in the pound, was the highway-rate included in that?—Yes; but if I said 10 s. I was not correct, I should think about 8 s. is the outside.
12342. That included every thing?—Yes.
12343. The highway-rate and county-rate were all included in the 8 s.?—Yes.
12344. What, generally speaking, is the quality of the soil on those estates and in your neighbourhood?—Very much varied; some very good loams, some strongish, and some light gravel and sand.
12345. Is there any stiff clay?—A little.
12346. What is the case with your own 1,200 or 1,300 acres?—I should say I have 800 acres of good land, and about 200 or 300 of thin land, partly light, partly heavy; it varies very much in a short space.
12347. Have you any tracts of cold clay low land in your neighbourhood?—Some few; I have a small portion of it; and the proprietor to whom I was agent has some of it let to tenants.
12348. Is that cold clay land all belonging to one farm?—No, it is a part of three or four farms.
12349. There is no one tenant occupying a very large portion of the cold clay land?—There is one man occupies most of his farm of this.
12350. How is he doing?—Very badly.
12351. Is he doing worse than his neighbours?—Yes; he will be obliged, I fear, to quit his farm, to whatever rent it is lowered, if times do not improve.
12352. Is that farm well known to you?—Perfectly.
12353. What makes him go back more than his neighbours?—He began, perhaps, not with a very good capital, and he has let his farm run out of condition wretchedly; it is as bad as it can be; some part of it of very cold clay land, nearly the whole of it.
12354. Does it cost more to cultivate land of that description than in fine loam land?—Yes.
12355. Does it require more capital?—No, I do not know that it does require more capital, but more labour.
12356. Does not land requiring more labour require more capital?—No, a stock-farm requires more capital.
12357. What will that land bear an acre?—There is only one crop I can calculate on, fallow for wheat.
12358. What will it bear?—That land well managed will bear with fallow, and lime and manure as much as other land.
12359. What will it bear?—Fallowed and well managed I have got four to five quarters an acre, but it is by management.
12360. You say the gross produce, speaking generally, has not diminished?—I am speaking of one with bad management with the 20 bushels an acre, and it will produce as much wheat per acre as good land with good management, such as before stated.
12361. How long has that man been upon the farm?—22 or 23 years.
12362. Is he an industrious man?—Very.
12363. Has he become less industrious latterly?—No, I do not know that he has.
12364. What has made him go back?—Being short of capital, and letting his land get deteriorated; he has not put improvement into it, he has kept it in bad condition.
12365. He has worked it as hard as ever?—Yes, I dare say he has.
12366. Three-and-twenty years ago was his capital equal to the management of it?—I think long since that period it has been fully equal to the management of it, for he had property of his own he sold, and he had a few hundreds to spare.
12367. Are all those few hundreds gone?—Yes.
12368. To whom is it gone?—To his landlord or his tradespeople; it is not upon the farm.
12369. What was his rent three-and-twenty years ago, how much a year?—From 15 s. to 18 s. an acre.

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12370. Is it titheable?—No, tithe-free.

12371. Has it continued free?—Yes, always.

12372. What is the rent now?—Just the same; I should think that farm does not average more than 16s. an acre, that is the top price.

12373. What it was three-and-twenty years ago when he entered upon it, it still continues?—Yes, but it would have been raised but for particular circumstances; the estates were raised in 1811, but this was not raised; it lies next to the family mansion, and they were called on for contributions of horses, and so on, when improvements were going forward, and there was no rise there.

12374. The rent it is at now has continued 50 years perhaps?—Yes, more than 40.

12375. You are sure it was at that rent before the war?—Yes.

12376. It has continued one unchanged rent from that time?—Yes.

12377. How long has the tenant begun to go back upon that farm?—This man came to it one or two-and-twenty years ago; he has been going back for the last 10 or 12 years.

12378. Has he been getting worse every year?—His farm has been getting worse.

12379. He had another farm?—Yes; and he sold that, and had 400*l.* more than his mortgage.

12380. Do you think if the present prices hold he can pay the rent which has been paid for that farm 40 years?—No; I should think if he paid very little rent he could not afford to live there four or five years longer.

12381. It has been always let tithe-free?—Yes.

12382. Has the poor-rate increased much in this parish?—Very much.

12383. How much has the poor-rate increased since the war?—More than double; it has been 8*s.* or 9*s.*, and it was not above 3*s.* or 4*s.* when first I knew it.

12384. That covers the church-rate, the highway-rate and the county-rate?—Yes.

12385. The rate of labour is pretty much the same?—Yes.

12386. The additional charge made upon the tenant of this farm is the additional poor-rate?—Yes, and the being obliged to employ more men than he would wish to do.

12387. Is that under the system you mention of compulsory labour-rate?—Yes; I should not call it a compulsory rate, it is recommended to them.

12388. Under that compulsory power of employing the labourers, does he employ more than he did 20 years ago, when he entered upon it?—He does employ more, for there are more men to be employed, and he takes his share.

12389. The share that falls to him is greater than what he used to employ 20 years ago?—Yes.

12390. How many?—One more than he did 20 years ago.

12391. What is the size of the farm?—Ninety-eight or one hundred acres.

12392. All this expense coming upon him is an additional one, and he has an additional poor's-rate?—Yes; but what he has to contend against is, that his farm has been going backwards for a number of years: he is obliged to meet his demands by selling perhaps at the lowest prices.

12393. Have the prices of the tradesmen fallen in proportion to the price of articles of the first necessity?—Not at all; I see no reduction in them.

12394. Are the tradespeople getting very rich?—No, I think not; I cannot account for it; I have ceased to employ them nearly altogether; I keep my own; I see no difference in their charges.

12395. Their charges are the same as they were during the war?—Yes, quite, I think.

12396. Yet you say they do not get rich?—No; I cannot account for it.

12397. Have they many bad debts?—Yes; I attribute it to that.

12398. Are their expenses of living greater than they were 40 years ago?—I apprehend not.

12399. Do not the articles they live on cost more in consequence of increased taxation?—I think not.

12400. Do they not cost less?—They cost less than they did 30 years ago.

12401. Are there many persons in the same situation as yourself, who have given over employing those men, and employ blacksmiths and carpenters of their

Mr. William Smith. their own?—I have not entirely given them over, but I do without them when I can.

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12402. You say that the farmers are not getting richer, and the tradesmen are not getting richer?—I cannot speak exactly to them; the tradespeople appear very well, but I do not think they are getting richer.

12403. You say the farmers are not getting richer?—I am convinced they are not.

12404. The tradespeople are not getting richer, you think?—No; they have a good many bad debts.

12405. Do you think there is increasing poverty?—I think the farmers are getting into poverty very fast; I believe there is not one in three that is solvent. The landlords have been very generous; I have mixed among them so much, I know many; I know their situations; there is not above three-fourths of the stock on the land that there was 30 years ago.

12406. Since what period?—I should say since the year 1818.

12407. You said that the poor-rates have varied very much at different periods since that time?—Yes.

12408. The land which you state is in this condition, not worth taking almost at any value, is capable, under good management, of producing four quarters per acre?—Yes, but under extraordinary expenses; in regular farming it ought to produce 30 bushels an acre.

12409. Have you observed whether the small tradespeople live better than they did?—I do not see that they do; but I can speak more to the state of the farmers.

12410. Do you not think that the tradespeople who charge those persons, live better than they did?—I think they have been put about in going to market to obtain such articles as they use, they have not ready money to buy with.

12411. Has a good deal of grass land been broken up of late years?—Not on the estates of the two proprietors to whom I have referred, but I conceive on some other estates it has been broken up.

12412. From what does that arise?—From the poverty of the occupier; he gets a crop of corn to enable him to pay his rent, and he sells his breeding cattle.

12413. Have they trenched on their breeding stock?—Yes, very much.

12414. Do you think the price of meat is to be attributed to the diminished supply of both cattle and sheep?—I cannot speak to that; in the grazing part we rear a very small portion of grazing stock; but for Ireland and Scotland we should be at a loss for supplies.

12415. Yours is a flying stock, you buy from year to year?—Yes; but for the supplies from Ireland and Scotland our own country would supply but a very small portion.

12416. You do not breed much in your neighbourhood?—No, I go to a fair or two in Lancashire, and I generally buy 200 or 300 head of cattle every year; I could not get them at home.

12417. How long have you pursued this practice?—I have bought at fairs ever since I commenced farming, but I did not go far from home; I did not know there were better markets; since I have found there were better in Lancashire and Westmoreland, I have gone to Ormskirk.

12418. When did you first go there?—About 36 years ago; I have never missed it since.

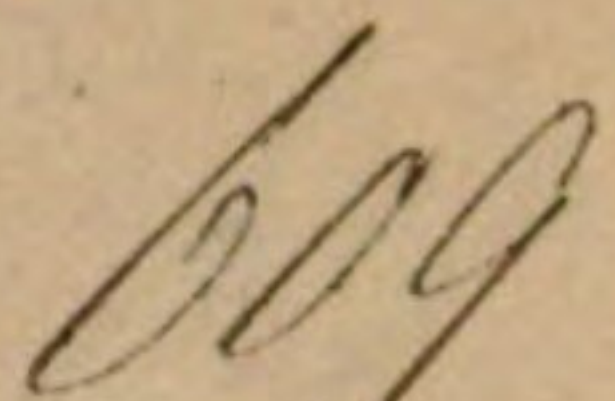
12419. You have bought cattle there year after year?—Yes.

12420. Has it been generally of the same ages?—No, various sorts and ages, Scots, West Highland and galloways.

12421. When you first began buying at Ormskirk, 36 years ago, for a three year old galloway or a three year old highland heifer, what were the prices?—At the average of 12*l.* to 15*l.* a piece I have bought, but they had been in England one year.

12422. What weight were they when you bought them?—I have bought them at various weights; I have bought Scots in Ormskirk, 22*l.* a piece, and I have bought that man's beasts 10 years together, and never gave him less than 17*l.*; they had been kept in England for 12 months.

12423. What would they average during the years of war, during the higher years?—I have bought them at 5*l.* to 20*l.* and to 22*l.* each, the highest price; the



the cattle now brought to Ormskirk are not of the same quality as they were formerly. Mr. William Smith.

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12424. Is the lean stock from Scotland deteriorated?—The galloways are not near so good.

12425. What are the West Highland?—The West Highland are not so good in quality in general.

12426. The quality of lean stock produced in Scotland is not improving?—It depends so much on the condition; they do not bring them so full of beef as they used to be, they bring them younger.

12427. They force them into market earlier than they used to do?—Yes, they bring them much inferior.

12428. To what circumstance do you ascribe that, to the increased wealth of the Scotch or the poverty of the Scotch?—I cannot tell that.

12429. Did you ever buy any Irish cattle there?—Yes, a great deal.

12430. Do you not find them better in quality?—I have bought 150 at one fair there; when I can buy Scotch good, I do not buy Irish.

12431. Is not their quality improving?—No, I cannot speak to that; I think I have bought better 10 years ago than lately.

12432. You are acquainted with Leicestershire?—Yes.

12433. There has been a great deal of grass land broken up, has there not?—Yes, there has.

12434. That is to relieve the tenant?—Yes.

12435. To what do you attribute the falling off in tups?—The want of capital, the want of money; in the better and former times people were used to come from a distance, this year there came but few.

12436. At the same time you say that your stock is improving?—Yes, there is no doubt of that, that was allowed by all my friends, who are good judges.

12437. Would not you attribute that fall also to an improvement in the stock of other people?—No, I think that they would come and take them now, but at very reduced prices.

12438. Are you to be understood that the rents of the two proprietors to whom you have referred were not raised during the war?—No; they were both raised from 1811 to the end of the war; the rents are considered low.

12439. And the poor-rates?—Yes; I have land in seven or eight parishes myself, and I know from experience what has been the amount; there is one officer collects them all together, taking a circle round of 10 miles; the poor-rates would average from 3 s. to 5 s. in the pound.

12440. For poor, church, highway and county-rates?—Yes, but there are exceptions to that, there are some large parishes who pay 8 s. or 9 s.; there is only one parish which I have heard of where they pay more than that.

12441. Upon what rating is that?—Upon a two-thirds rating.

12442. Is that rate higher or lower than it was 10 years ago?—I should think it was quite as much.

12443. There is very little alteration?—Except here and there a parish; I could select parishes where they have been very much increased.

12444. Have the rates been reduced upon any of those farms within the last 10 or 15 years?—They have fluctuated, they have been higher in one year and lower in another.

12445. Have they been reduced in proportion to the price of provisions?—I think not in any instance.

12446. Can you state on what scale of prices you rated valued property in the year 1811?—I can state the price of wheat in March 1811; it was from 10 s. to 12 s. a bushel; in June, from 10 s. to 11 s.; in September, from 11 s. to 13 s.; and in December, from 11 s. to 13 s.

12447. Did you ever value land on the supposition that wheat was to be more than 80 s. a quarter?—There was a land surveyor and valuer, it was not I who valued the land.

12448. You say that the proprietors to whom you have referred have encouraged their tenants to improve their lands; in what way?—They live almost always amongst them, and they have encouraged the men who were doing well, and have gone round, bought improved breeding cows, and so on, and given them a beast or two now and then to improve their breed.

12449. By those means the farmers on those estates are enabled to maintain more men than they otherwise could?—Certainly, they are requested to employ them.

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12450. You stated that you did not think there were more than one, in three solvent in those parishes?—I think not.

12451. If those estates were sold, and some person bought who felt it necessary to make a full interest of his money, what would become of them?—There were several sales this year; on the estate I know best there have been several sales. I know that the land-owner there, if he knew that they could not pay their rent, would give them encouragement, and would give them a cow or two out of his dairy, and assist them by other means, if they were industrious and well disposed, but if they were not well disposed he would let them take their chance.

12452. If the farmers were not almost compelled to maintain the labourers, would not the rates have been much increased?—Yes; they are not, in fact, compelled, but it is the best course.

12453. Has Mr. Becher's plan of pauper system been extended to your district?—No, I have only heard of it, I do not know anything about it.

12454. Suppose wheat were to continue at a fall of 50 s., would the cold clay land bear any rent?—There is but a small proportion of that land, and I cannot speak much to it.

12455. This land is good wheat land when well managed?—Yes, but it is done at great expense.

12456. It requires a high price to pay for that extra management?—Yes.

12457. If all the wheat land in the country was to be situated like this land, would not the quantity of growth be diminished?—It would go out of cultivation; I am a wheat-grower, but I grow on all land, but then my land is in high condition; I have a great deal of light land.

12458. Will any of that land under any cultivation produce five quarters of wheat?—No, but that depends on seasons; I have got five quarters an acre off light land; at that time I boned all my thin land, but I have left off boning these last few years; I used to get bones from Birmingham at 74 l. or 75 l. a boat-load, and had six or eight boat-loads a year.

12459. Why have you left it off?—Because the prices of produce will not pay for it; I could not get the quantity of bones near home, and I got them from Birmingham; they measured them and pretended to sell them at 13 d. a measure, but I had them by the boat-load, and used them seven, eight or ten years; they cost me from 7 l. to 10 l. an acre; I did part of a field with the bones, the rest of it I manured; they did not produce a crop like that from stable manure, but a fair crop; and the boned land would last eight or ten years.

12460. They assisted you in getting a larger crop?—Yes, but I could not go on to bone at 10 l. an acre.

12461. Was boning general in your country?—No, I believe I was the only person who used bones in our neighbourhood.

12462. Did it answer best on heavy or on light lands?—On light lands.

12463. What size are the bones?—About the size of two fingers.

12464. You do not use bone-dust?—No, that is soon gone, that will do for one crop, but not longer; my fields are pretty large, some 20, 30 and 40 acres a-piece, and I always boned a piece in the middle, so as to leave a piece on each side with manure and lime; and I can see in every crop now where it has been boned.

12465. You say you employ more labourers now than you can profitably?—I do.

12466. Have you more labourers on your land than you could profitably employ or desire to employ formerly?—No, I think not.

12467. Do you remember the high prices of corn?—Yes.

12468. Had you more labourers during those times than you could profitably employ?—No, we had difficulty in getting them; we could get them by exertion; often we were obliged to take men we did not like to employ.

12469. Now men come whom you cannot profitably employ?—No; we employ them as the least evil.

12470. You were understood to say there was no money to be had, and that occasioned a difference of price in your tups?—I believe so.

12471. In 1818 you got very high prices; do you think there was more money in circulation then than now?—I think 10 times.

12472. How

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12472. How do you account for the fall of prices; is it the scarcity of money?—I believe so.

12473. Did you ever turn in your mind what made the alteration?—Since the passing of the Currency Bill in 1819; I have made a strong memorandum of that.

12474. You found, up to 1818, an advance going on in the price of cattle with that of corn?—Yes.

12475. With that there was great prosperity in agricultural concerns?—Yes; I did not live at Dishley much myself, but used to go and attend those shows; I have received 2,000*l.* in one day at my show; and when I let my sheep I could get a hundred or two; in proportion to that I could realize my returns; the money does not come now; I lose more than half I let or sell for.

12476. The labourers were well off then?—Yes.

12477. When you speak of there being 10 times as much money in circulation, you speak of a particular circumstance?—I speak of the circumstance as solely connected with farmers; sales having been made, he got his money immediately; now he may stand in the market all day without effecting the sale of his corn, notwithstanding the extreme low prices.

12478. Where you receive 200*l.* now at one of those shows, you received 2,000*l.* in 1818?—I did one or two years.

12479. Has all this insolvency among the farmers been owing to the fall of prices?—I should think so.

12480. Do you think men of prudence, and industry and skill in farming, have become insolvent?—I beg to say, when speaking of the tenants I have been speaking of, there is not a more industrious set of men living: men very desirous of getting improvement, such as dung and lime, and doing every thing they could; there is a great desire to improve their farms, but they have not means.

12481. Had they originally capital sufficient for their farms?—Yes, they had at that time.

12482. Had they ordinary prudence in taking their lands?—They succeeded their fathers or grandfathers; some of them for 200 years or more standing.

12483. Their property has been swept away by the fall of prices?—Yes.

12484. And if that fall of prices followed from an Act of Parliament, that Act of Parliament has confiscated their property?—I believe so.

12485. Are there no other causes to which that fall of prices is to be attributed than the Act of 1819?—I cannot say; the taking out of circulation the 1*l.* notes is one circumstance; commercial men carry on their trade by means of bills of exchange, but we must have sovereigns; I know very well I am very often put out to get small money to pay my labourers with.

12486. You have referred to the price in 1818; do you not conceive that high price was owing in some degree to the great deficiency of the harvests of 1816 and 1817?—I cannot tell at this time, but those high prices did not do the farmers any good; they were only partial.

12487. You have spoken of the fall in the price of cattle and in sheep; do not you conceive the supplies from Ireland have affected the prices?—The supplies from Ireland have increased considerably, but there have been always great supplies from Ireland; I have been in the habit of going to Liverpool almost every year for 20 years back, and have seen them.

12488. Do you know the proportion of each?—I do not.

12489. You admit that if there has been an increase, that must have affected the price?—Yes, no doubt.

12490. You stated that in the year 1818 there was the highest price for stock that you have known in your time; do not you think that one cause of this price of stock for years back till 1818, was very much owing to the fancy then existing of breeding high-fashioned stock?—Very much so, no doubt. I do not mean to say that they were worth those prices.

12491. You were acquainted with Mr. Collins, of Durham?—Very well.

12492. You recollect his bull which fetched 1,000 guineas?—Yes, I gave, with the Honourable John Simpson, 621 for a bull at Robert Collins's sale.

12493. Do you not think it was impossible to repay the price of stock when you gave 1,000 guineas for a bull?—Messrs. Wheatheral and Co. bought the bull Comet for 1,000 guineas. In those days it would very well pay, because there was nothing sold under 100 guineas for a cow got by him. I bought

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Lancaster after, the Honourable J. Simpson and myself; I have had on sale 10 bulls at a time, and have sold them from 80 to 100 guineas a piece.

12494. It is your opinion that the high prices of stock at that period arose very much from the practice of fancy-breeding cattle?—Yes, at that time farming was followed by gentlemen, which was one great cause of those extraordinary prices.

12495. They were rather fictitious than real value of stock?—No doubt of it.

12496. Has the breed of your cattle been improved much by it?—Yes, I have found the improvement for 20 miles round, and I every now and then bought a cow or two of that breed to graze myself, and send up to London, to show. I find them disseminated all over the country.

12497. The observations as to the fancy price of cattle do not apply to sheep to the same extent?—Not quite to the same extent; if a man keeps a large quantity of fancy cattle, it is a great expense; a person may keep a number of sheep with little extra expense: if you keep sheep half a year, they will pay an extra price to the butcher by the weight, but if you keep 20 or 30 bulls, the expense is tremendous.

12498. You are understood to say that meat is high now, compared with corn?—Yes, it is.

12499. Does that show that there has been any inordinate pressure upon the farmers in consequence of the importation from Ireland?—No; if there comes an influx of cattle from Ireland, that will tend to reduce the price.

12500. Do you remember the low prices of 1821 and 1822?—I do not remember what they were; I have the prices of corn, but I have not the prices of meat.

12501. With regard to the prices of 1818, do you remember whether the agriculturists were well off in 1817 and 1818?—Remarkably well, I am confident.

12502. Does it generally happen that the farmers are well off when the high price arises entirely out of the scarcity of produce?—No, not always; when wheat was a guinea a strike, there was not one farmer in ten that benefited by it.

12503. The price, however high, very seldom remunerated the farmer?—I cannot say that.

12504. The question refers to a time of scarcity?—The price got unprecedently high during the scarcity, and in the village where I then lived there were some farmers hardly had corn for their families, and I helped several of them, and received it the next year.

12505. Were the manufacturers in your district well off?—I think they were.

12506. Do they profit much by a high price, by the scarcity of grain?—I should think not.

12507. Did not you lose a great deal by the failure of country banks?—No, that affected only a few individuals; the present state of things affects everybody connected with agriculture.

12508. You think you have suffered more from the withdrawal of 1*l.* notes than by the failure of country banks?—Ten to one; I got a composition on the notes I had of the country banks, but then I have done with them, and had money to go on.

12509. You think the loss by country banks was a trifle to the loss of the 1*l.* notes?—Yes, I suffered slightly by the failure of the country banks, but that loss was only momentarily felt; whereas the withdrawal of the 1*l.* notes I consider a permanent evil.

12510. Did the labourers suffer much from the 1*l.* notes when the bankers failed?—Very few indeed; we pay them in silver in general.

12511. Did the farmers use to get accommodation from the bankers?—To a very small extent; but the butchers and dealers got accommodation, and they paid ready money to the farmers.

12512. Do you think that the labourers have lost by want of employment since the withdrawal of the 1*l.* notes?—Since the year 1819 they have been getting worse and worse.

12513. Do you happen to live near any market-town?—Yes, very near.

12514. What town?—Derby, within four miles.

12515. That is a manufacturing town?—Yes, and a manufacturing county.

12516. Do

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12516. Do you know any town near that strictly agricultural?—Villages, *Mr. William Smith.*
not a market-town.

12517. What do they say in Derby as compared with 15 or 20 years ago?—I cannot say, there is only one person I have spoken to since I knew I was coming here.

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12518. A good many farmers attend the market at Derby?—Yes.

12519. Do you know the tradespeople there?—Yes, they all complain that they cannot sell, and that when they sell they cannot get paid as they used to be; they trade more with gentlemen's families and among themselves than among farmers; the farmers' habits are somewhat improved, but I do not think they were at any time extravagant in our neighbourhood; certainly they used to go and have good market dinners, but now they will take some bread and cheese in their pocket and get a little ale; they used to have 60 or 70 dine together at some of the principal market-houses, but now they have very few.

12520. The grocers and linendrapers complain?—Yes, and sell at ruinous prices.

12521. Do you think, taking the agricultural district altogether, they are better off now than they were during the war?—The farmers were better off during the war ten to one.

12522. How was it in respect to the manufacturers?—I cannot say; I heard them complain two or three years back.

12523. Have you many yeomen in Derbyshire, persons having small estates which they cultivate?—Perhaps as few as in any county in England; it is principally large estates, and therefore sales are higher from that circumstance.

12524. How does land sell compared with what it did 15 years ago?—It is lower considerably unless it lies nearer town; in one village I know, it is composed of 4,800 acres, and two proprietors possess more than 3,000, and they buy anything that falls.

12525. Have you any land on sale that does not find a purchaser?—Not in our neighbourhood, there is in different parts of the county.

12526. It is bought in by the large proprietors?—In certain parts of the county; in that part, for instance, where I reside.

12527. Should you say, from your recollection of the county, there are fewer proprietors or more than there were?—Fewer.

12528. Have the smaller proprietors fallen off, and has the land been gradually accumulating to the large proprietors?—Yes, and there have been new purchasers; the manufacturers have purchased immensely; three or four of them have purchased to the amount of a million, but not in one district.

12529. The purchases have been principally by those who have made money in trade?—Yes, except that those who have had land intersected have bought the smaller pieces that lay between.

12530. Where the farmers and country gentlemen have sunk, their places have been supplied by new persons, who have made their money by manufactures?—I do not say altogether where they have sunk; but the Marquis of Ormond's estate, for instance, has been bought by one of those gentlemen.

12531. You say a large portion of the farmers are at present insolvent, and that they have been sinking in their condition; what diminution of existing rents would, in your opinion, put them in the case of living comfortably, with that reasonable profit that you think a tenant should make?—I am of opinion that it must require a great reduction of rent or much better times; that if there were better times there need not be much reduction.

12532. What you mean by better times is better prices?—Yes; every thing seems to stand still.

12533. What diminution from the present rate of rent would enable the farmers to meet the present times and the present prices?—I cannot state that, so much depends on the circumstances; if we have a little re-action in things and all cheering, it is down directly; if there was any re-action that would make it better. I have sold my wool, and I would sell my cheese if I had any; for if it advances a little it goes back directly.

12534. Taking generally the district, should you say that the reduction of one-third or one-fourth, or what proportion of the present rent, would put the tenants into a condition to make a profit upon their farming?—I should feel at a loss to give an opinion upon that; but I know the estates of the two gentlemen to whom I have referred particularly.

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12535. You state that the tenants are distressed; that they cannot live at the present prices nor present times; supposing those prices and times were to alter, their condition could be improved only by an alteration of their rent?—That would be one way of improving it.

12536. What alteration of rent, supposing the present times and prices to remain, would be necessary for that purpose?—I should think it would be a very great reduction to enable them to live with any degree of comfort.

12537. Would it require 25 per cent.?—I should think that would be none too much; but there are a great many estates round us that I do not know the rents of.

12538. In respect of those estates, you know best which have not changed owners; how much higher are the rents now than they were in 1792?—Perhaps 15 per cent.; but there are a great many gentlemen in the county of Derby have raised them very much higher than that, and have taken off 10 or 15 per cent. or more.

12539. You would say that the two estates you know best are 15 per cent. higher than they were in 1792?—Yes; even with the reduction they have had.

12540. Have there not been permanent improvements made upon those estates, increasing the produce and adding to the fertility to a degree, equal at least to the 15 per cent. increase of rent?—I should have thought so, but the proof is not so, for the farmers are not better off; there may be some, but I know the situation of many hundreds of them that it is not so.

12541. Should you say that the gross produce of those two estates had not increased 15 per cent. in average seasons, since 1792?—In 1792 the farms were in good condition, but they have been falling off ever since that time.

12542. Have they been cropped harder?—Yes; not directly after 1792.

12543. What was the price of land in 1792?—Full as high as it is now.

12544. Have there not been draining and ditching and so on of late on those estates?—Immense.

12545. Is not that equal to 15 per cent.?—Yes; but that has been carrying on these 40 years.

12546. Will not that account for this additional 15 per cent.?—Yes; in many instances the landlords have done it.

12547. Would that justify an additional 15 per cent.?—Yes, I should think it would.

12548. A large reduction of rent on good land would put the tenant into a prosperous condition, you think?—I was at a loss to say what it should be.

12549. Are there more labourers employed upon the land than can be profitably employed at the present prices?—That has been the case these 10 or 15 years; we had, during the war, a difficulty to get labourers to do the work.

12550. Would anything but a rise of price make it profitable to the farmer to employ those surplus labourers?—I do not know anything.

12551. Would any reduction enable the farmer with profit to employ them?—That is a wide scope, but no moderate reduction would do this.

12552. Would not you say there had been a gradual falling off and things getting lower?—No doubt.

12553. Has not a great deal of ruin arisen from that circumstance, that the prices of produce have been getting lower?—There has been a little re-action, but generally they have been getting worse.

12554. Would you not think that, if they were from this time to become firm, the farmers would do well again?—If any one could satisfy the farmer that he would not get worse off, he would go on in better spirits and in the hope that he should have better times.

12555. Is there any fear in that part of the country of an alteration of the corn laws?—Yes, we have had a good deal of talk about the corn laws; I think the averages have been improperly taken; they should have been, in my opinion, taken from the farmers and the growers, and not from the dealers, for they make four or five sales in a day of the same article.

12556. Anything which made the prices lower would not be popular among the farmers?—No.

12557. Has there been any emigration from your neighbourhood?—A great deal.

12558. What class of persons?—Many small farmers, and some lower.

12559. Have

12559. Have they taken any capital with them?—Yes, some a few hundred pounds.

12560. Have you understood what that motive was?—Yes, in the hope of getting a livelihood by their industry.

12561. Were they hopeless of getting a livelihood here?—Yes, quite so.

12562. Had they at one time a larger capital than they now have?—Yes, some of them thousands.

12563. They have lost the greater part of their capital?—Yes.

12564. They leave the country in the hopes of saving the rest?—Yes, hoping to maintain their families; some of them have taken three and four and five and six children. I know some going now; there was an emigration last week, principally of tradespeople from Derby.

12565. Master tradesmen?—Yes, some of them were; they raised subscriptions to assist some, but some of them have got capital to go with.

12566. Do you think those tradespeople were actuated by the same principle as the farmers?—Part of them, and part had not done well; a subscription was raised for them.

12567. Have you known emigration take place in former times?—In small proportions; as long as I can remember I have known a few to go. And I have seen many who came back, some came to see their friends, and have gone back; but none stopped here. I know one only that came back to stop, and he has bought a place in America, and intends to go back.

12568. Do any come back that have gone of late?—I only know one; he settled his brother, and came back to wind up his affairs. He is living on an estate near me.

12569. Though you believe there has been some emigration at all times, it has largely increased?—I should think tenfold the last fifteen years.

12570. Of what trades were those persons who have lately emigrated?—One was a grocer that failed, he has taken all his family over there; one or two of his family have been in business, and have done well. There is a plumber and glazier gone from Derby.

12571. Had he failed?—No, he was doing well.

12572. Looking at the effect of the last corn laws in 1828, what do you think, if it continues, is likely to be the average price of corn?—I cannot say.

12573. You say there is a great disproportion between the price of meat and of corn; do not you think that is to be attributed to the loss of sheep by the rot?—In some districts; but we know but little of that fatal complaint.

12574. You say that the farmers who are in distress have been long on the land, and their fathers and grandfathers before them?—Yes.

12575. They have been many of them living in a situation of comfort till the present time, and now they look to being ruined?—Yes.

12576. Did you not state that the stocks of cattle had been diminished?—Yes, both in Derbyshire and Leicestershire.

12577. Is not the population very much increased?—No, they have not very much increased in the villages about us.

12578. If there is a diminution of the stock of cattle, and an increase in the number of persons, will not that account for the rise in price?—I think the diminution in the farms about us makes very little difference in the price. I do not buy the cattle I have about home, but from Scotland, from Ireland and Yorkshire; principally Yorkshire.

12579. If there is greater demand for cattle, in consequence of the advancing population in the country, that will cause an increase of demand?—Yes.

12580. That will increase the price?—Yes; but it is not a cattle country. We get our cattle from the north: I buy them when they are half fed.

12581. The present price of cheese is 60s. for the ordinary dairies?—That I take as for the whole; and I think a whole dairy of last year's make will sell for 60s. or more.

12582. Is that the best quality?—Yes; I have known one dairy sell at 65s.

12583. What is the range?—45s. to 60s., or more.

12584. Do you find it easy to let a farm now to a tenant of capital?—There is a great deal of land now left on gentlemen's own hands. I know one who has 3,000 acres, that have been upon his hands four or five years.

12585. Is that good land?—Yes.

12586. How do you account for that?—In some of those neighbourhoods

Mr. William Smith. they are very much oppressed with poor, and they have had some disturbances there.

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12587. If they cannot let that land, is it not a proof that the rents are higher than the farmers are disposed to give?—I cannot tell how that is; there are some gentlemen, I believe, that are obliged to send agents to manage the estates.

12588. Supposing you had land to let, as an agent, and you had power to fix what you consider a reasonable rent, do you think it would let?—Yes, at some rent; but not at such a rent as would satisfy some proprietors.

12589. Supposing you were to fix it at what you consider to be a fair rent, that would remove the difficulty in a little time?—They are very much burthened with poor, and have had fires on those estates.

12590. When a man lays out 1,000 l. in land, has he not as much right to expect three per cent. upon that land, as the tenant to expect a profit?—He ought to have.

12591. Do you think, in consequence of the great number of failures upon the part of the tenants, the number of tenants with capital has diminished?—Very much.

12592. You think there is a difficulty in getting tenants in consequence of the diminished number of that class of persons?—Where farms are composed of good land, under good landlords, there is no difficulty in letting them.

12593. What proportion of the land near you is composed of that?—The land of the proprietor for whom I am agent would let at from 25 s. to 2 l. an acre. There is some in Derbyshire that would not let for anything like that; there is a good deal of land there which does not make 10 s. an acre.

12594. What proportion does the good bear to the indifferent land?—I should say that there is a good deal of the fertile part of Derby, about Ashbourn and Matlock, making one-third of the county. There is a deal of good land in the higher part of it; but a good deal of mountainous land of much less value.

12595. There is a great diminution in the class of tenants with capital?—Very great.

12596. You have not found any difficulty in getting offers from tenants without capital?—They would not offer without capital.

12597. With an insufficient capital they might, perhaps?—Yes. Some years ago farming was a fashionable pursuit, there were then a great many gentlemen and bankers, and so on; now that order of things has passed away.

12598. It was very fashionable as long as it was profitable?—Yes, I believe that is the cause.

12599. Can you state the reason for cheese rising while corn is not rising?—No, I cannot; except that the demand for manufactures is very great; there is an advance in the wool in consequence of the demand of the manufacturer.

12600. Do not the manufacturers eat bread as well as wear clothes?—Yes, but still it is not in that proportion. The warehouses are very full of corn, I believe, at this moment.

12601. Is it not the fact that cheese fell much after Christmas?—I believe it is.

12602. You were concerned in some large lime-works, were you not?—Yes, I had the management of the late Sir Harry and present Sir George Crewe's lime-works for 28 years; but I was a lime-burner myself for some years, on my own account.

12603. Can you state the decreased use of lime the last 10 years?—No, there is an increase; I have taken it from the year 1823; the lime burnt on Sir George Crewe's estate I have had the management of. Sir George has two principal tenants, and one of them occupies two lime-works, and from the year 1825 to 1832, inclusive, they burnt 149 kilns a year, at one work; at the other work, he burnt 455 kilns a year, upon the average of eight years. The last year he burnt 449 kilns; the year before, 463; and at the other, 144.

12604. They burnt quite as much on the average of the last year?—Yes.

12605. Can you give the quantities burnt each year?—Yes.

12606. Is this lime used almost entirely for agriculture?—I should say 19-20ths of it.

[The Witness delivered in the Account, which was read as follows:]

A STATEMENT

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A STATEMENT of LIME burnt and LIMESTONE sold at Dinnasdale Lime-works, the Property of Sir George Crewe, Bart., by Mr. John Cope, in the following Years:

1825	195	Kilns.
1826	181	—
1827	161	—
1828	159	—
1829	117	—
1830	123	—
1831	144	—
1832	112	—
		8) 1,192
Average of Lime burnt and sold in 8 years		149

A STATEMENT of LIME burnt and LIMESTONE sold at Ticknoll Lime-works, the Property of Sir George Crewe, Bart., by Mr. John Cope, in the following Years:

1825	428	Kilns.
1826	456	—
1827	487	—
1828	465	—
1829	466	—
1830	432	—
1831	463	—
1832	449	—
		8) 3,646
Average of Lime burnt and sold in 8 years		455

A STATEMENT of LIME burnt and LIMESTONE sold at Ticknoll Lime-works, the Property of Sir George Crewe, Bart., by Messrs. Hutchinson and Ordish, in the following Years:

1825	648	Kilns.
1826	424	—
1827	634	—
1828	488	—
1829	465	—
1830	389	—
1831	466	—
1832	544	—
		8) 4,058
Average of Lime burnt and sold in 8 years		507

Average of lime burnt and limestone sold at Dinnasdale Lime-works for 8 years	149	Kilns.
Average of lime burnt and limestone sold at Ticknoll Lime-works, by Mr. John Cope, for 8 years	455	
Average of lime burnt and limestone sold at Ticknoll Lime-works, by Messrs. Hutchinson and Ordish, for 8 years	507	
Total Amount for the Average of 8 years	1,111	
Total Average of Tons per annum	213,312	

There is of a certainty more than 200 acres of land at Calke and Ticknoll, which contain excellent limestone, and that, according to the average of lime consumed at the present time, there is about 1 A. 1 R. got every five years, so that it appears it would last about 800 years to get the whole of the limestone at the present average.
The above statement does not include the limestone in Calke Park, where it abounds, say, at least under more than 100 acres.

Mr. William Smith.

12607. You use lime very considerably in your part of the country as manure?

—Yes.

8 July 1833.

12608. Do you consider that land that is stimulated to production for many years consecutively by the use of lime, is permanently improved or injured by it?—It depends on the cost of lime; some lime would act by itself. I have limed, myself, for 40 years.

12609. Suppose you used lime without the use of other manure, would not the land be rather injured than benefited by it?—That depends upon the quality of the lime; some lime is very full of magnesia, that is bad for vegetation; this lime I speak of is a very great encourager of vegetation.

12610. Do you use lime principally for growing wheat?—No; principally turnips.

12611. Was most of this lime used on the estate of Sir George Crewe?—A great deal is used by Sir George Flint; a deal goes to a great distance.

12612. The use of lime is to develop the vegetable matter from the soil?—Yes, and to pulverize the soil of strong land; and to cool, not being sandy, light soils.

George Richardson Porter, Esq., called in; and Examined.

George R. Porter,
Esq.

12613. YOU are employed at the Board of Trade?—I am.

12614. What is your occupation there?—Collecting and arranging statistical information.

12615. Can you give in a table of the prices of articles in London used by the poor, and sold by the wholesale dealers?—I can.

[*The Witness delivered in the same, which was read as follows:*]

—	1815.	1820.	1825.	1830.	1833.
	s. d.	s. d.	s. d.	s. d.	s. d.
Bohea tea - - per lb.	6 -	4 3	5 6	3 5	3 10
Muscovado sugar - —	- 9 $\frac{1}{2}$	- 7	- 8	- 5 $\frac{1}{2}$	- 5 $\frac{3}{4}$
West India coffee —	1 11	2 9	2 -	1 1	1 7
Basket raisins - —	- 6	- 6	- 5	- 4	- 5
Currants - - —	- 10 $\frac{1}{2}$	1 -	- 11	- 8	- 8

The above prices are 7 $\frac{1}{2}$ per cent. higher than quotations given by one of the largest wholesale grocers in London, as the wholesale prices of the lowest qualities, such as are usually consumed by the poor. The 7 $\frac{1}{2}$ per cent. is added for the retailer's profit, which varies on these articles from 5 to 10 per cent.

Cork butter - - Jan.	136 s.	78 s.	98 s. to 100 s.	69 s.	80 s.
April	126 s.	82 s.	100 s.	96 s. to 100 s.*	70 s.
Waterford bacon } Jan.	68 s. to 72 s.	58 s.	60 s. to 63 s.	37 s. to 39 s.	46 s. to 48 s.
(singled) - - } April	60 s. to 66 s.	60 s. to 63 s.	56 s.	44 s.	38 s. to 40 s.

Bacon middles, in tierces, not manufactured till April 1825; April, 53 s.; Jan. 35 s. to 37 s.

Ditto, wet - - - - - 40 s. to 46 s.; April, 34 s. to 38 s.; Jan. 32 s. to 34 s.

These prices are given by a principal importer of Irish provisions.

	s. d.	s. d.	s. d.	s. d.	s. d.
Butter - - March	1 2	- 10	- 11	- 9	- 8 $\frac{1}{2}$
Oct. -	1 1	- 10	- 11	- 9	-
Cheese - - March	- 9	- 7 $\frac{1}{2}$	- 7	- 6 $\frac{1}{2}$	- 6 $\frac{1}{2}$
Oct. -	- 8	- 7 $\frac{1}{2}$	- 7	- 6 $\frac{1}{2}$	-
Bacon - - March	- 8 $\frac{1}{2}$	- 7	- 7 $\frac{1}{2}$	- 6 $\frac{1}{2}$	- 6 $\frac{1}{2}$
Oct. -	- 8 $\frac{1}{2}$	- 6	- 7 $\frac{1}{2}$	- 6 $\frac{1}{2}$	-

These prices are obtained from a house which sells largely to labouring people, in the High-street, Southwark, and are stated to apply to qualities usually taken in retail by such persons.

CLOTHING.

* In June 1830, when the new butter came to market, the price fell to 82 s.

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CLOTHING.

George R. Porter,
Esq.*Hats.*

8 July 1833.

Coarse felt hats, which in 1815 sold for 3 s. 6 d., have been gradually falling in price, and are now sold at 2 s. to 2 s. 6 d. each.

Plated hats, which in 1815 were 8 s. 6 d. each, are now 6 s.; but the article generally worn by the labouring men in London is a silk hat, which costs 7 s., and is the same in quality as what in 1825 sold at 15 s. each. These silk hats last much longer than the plated hats, which cannot be made water-proof but at an expense which would render them too dear for labouring poor.

Boots and Shoes.

Stout Blucher boots, which up to 1818 sold at 14 s. per pair, are now to be had for 8 s. 6 d., and stout shoes have fallen in the same time from 10 s. 6 d. to 7 s. 6 d.

Cloth.

Forrest cloths worn in 1815, at 4 s. 6 d. to 8 s. 6 d. per yard, by labouring men; from that time to 1820 Yorkshire cloths came into use, at 12 s. 6 d. to 18 s. per yard.

From 1820 to 1825, price of Yorkshire cloths fell to 8 s., to 15 s., and were purchased by working classes at 8 s. to 11 s. 6 d. per yard. In 1825 and 1826 goods of this kind fell from 15 to 20 per cent., and continued at that reduction up to 1830, when a gradual rise commenced, which has continued to the present time.

The Yorkshire cloths are double the width of the Forrest cloths worn in 1815.

Board of Trade, }
8 July 1833. }

G. R. Porter.

12616. Have you been employed to collect these returns?—Yes.

12617. Under the orders of the Board of Trade?—Yes.

12618. What means have you taken to ascertain those prices?—By application to the different parties with whom I was acquainted.

12619. You have bestowed great pains in ascertaining the accuracy of this return?—I have.

12620. You have no doubt whatever of its accuracy?—I have not.

12621. You state that on your own personal inquiry?—Yes.

12622. Those are the description of articles principally used by the labouring poor of the metropolis?—Yes.

12623. Are the duties included?—The prices are such as they usually pay at retail shops.

12624. Have you made any statement of the difference of duty at different periods?—Not at all; they are the prices charged to them in the retail shops.

12625. Is the price of clothing ascertained by you on the same principle?—Yes, just so; the prices charged by the persons dealing very largely in those articles.

12626. Is that a return made of the prices charged by the houses dealing in the retail line, or from returns from persons generally supplying the poor who furnish the shops of a smaller description?—From persons supplying very largely very large retail dealers, whose business lies principally with the poor.

12627. Chiefly with the poor, or the shops supplying the poor?—In some cases the one, and some the other.

12628. Do the poor generally frequent those large houses?—Yes, I think so; houses in very great thoroughfares, and which will probably have a name; probably selling cheaper than others.

12629. Do not these shops supply the country dealers?—My inquiries were not with regard to that, but the prices charged by the shops to persons buying for their own consumption.

12630. Can you state from your own authority that the poor frequent those shops to a great extent?—Yes.

12631. They are ready-money shops?—They are so.

12632. Are they both the wholesale and the retail prices?—In some places; butter, for instance, I have stated both the wholesale and the retail prices.

Mercurii, 10^o die Julii, 1833.

THE RIGHT HON. SIR JAMES GRAHAM, BART.

IN THE CHAIR.

Mr. Moreton William Lawrence, called in ; and Examined.

Mr.
M. W. Lawrence.

10 July 1833.

12633. YOU reside in London?—I do.
12634. Have you prepared a statement of the prices of British staple articles for eight years, from 1826 to 1833?—I have.
12635. The first part of it purports to be from the London Mercantile Price Current, during each year?—Yes.
12636. Have those tables been framed by yourself?—They have.
12637. Have you yourself verified them by reference to the prices current?—Yes, I have repeatedly.
12638. With care?—With considerable care.
12639. And you have no doubt of their accuracy?—I have no doubt of their accuracy.
12640. For what purpose were they formed?—They were formed merely for my own information, but having made them, they appeared to be important, and I therefore printed them for the information of others.
12641. What is your occupation?—I am a sugar refiner.
12642. Do you make allowance for the duties that have been taken off all through the statement?—I think the Committee will observe at the top of each page, that the price is stated exclusive of duty, no duty enters into the price of any of the articles stated there, even in coals it is deducted.
12643. And throughout, duty is excluded?—Yes.
12644. The previous questions refer to the first series ; does the same observation apply to the subsequent table framed from sources of private information, that it is exclusive of duty?—Exactly so.
12645. Have the prices from the report on the Bank Charter been extracted by yourself?—Yes.
12646. And verified by yourself?—And verified by myself.
12647. With regard to the table derived from sources of private information, have you, in forming that, relied upon some single sources in each case, or have you multiplied your inquiries as to each article?—In the article of cotton-twist, which appears there, I find it simply in the price current without any price affixed to it, and I had considerable difficulty in procuring the price ; but I have reason to think that the difference in price between the respective periods of 1826 and 1833 is rather understated, because in the subsequent account which I procured, the fall appears to be greater ; the two accounts which I did procure were, one from the actual prices of a merchant who was in the habit of dealing in cotton-twist every year, and the other was a statement from manufacturers.
12648. With regard to the cotton-twist, is it dependent upon the statement of two individuals only, or more than two?—It is dependent upon the statement of one individual merchant ; the purchases of one individual merchant.
12649. Has he purchased in these different years?—Yes.
12650. And has been a steady purchaser from 1826 to 1833?—Yes.
12651. When it is stated, " From private sources of information," as relates to cotton-twist, it entirely rests upon the transactions of one person?—Yes.
12652. And that a person of respectability, upon whose statement you can rely?—A principal merchant in the city. The accounts which I subsequently received from the country confirmed that account, so far as to the decline, but the account of the decline was greater than I received from the country.

Mr.
M. W. Lawrence.

10 July 1833.

12653. That was an account from sellers?—Yes. It appears that in the sale of cotton-twist, a fixed price is stated, and the diminution or increase of price is the diminution or increase of discount, but I have given the price itself.

12654. With the exception of the extract from the Report of the Bank Charter, and this of the cotton-twist, from sources of private information, all the rest of the table is framed from the Mercantile Price Current?—Yes.

12655. And verified by yourself?—And verified by myself; and I have every reason to believe that the per-centage is accurately calculated; it is possible that some error may have crept in, but I have great reliance upon it.

12656. Was it the fact of a general fall of price that induced you to make out this statement?—My motive was this: I had heard in conversation, and most unfortunately had found in my own experience, that the trade had been worse of late years generally; on conversing with different persons, I found that they all stated one period as the commencement of this; I inquired of them how long their trade had been worse, and they all answered, “seven or eight years back.” Then I was led to endeavour, for my own satisfaction, as far as I could, to draw out this statement, and to ascertain the extent and degree of this miserable situation of the trade, and having made it, I certainly was very much struck with the result; and, in order to ascertain how far others may consider this matter important, I put this paper into the hands of a bookseller, and desired him to sell them for 1s. a piece. It is very easy to distribute these things to persons who may put them into their pocket and think no more about them, but if a man will give 1s. for these things, I think it is the best proof that they are worth having; and the bookseller told me that they had sold well. I have sent some to Manchester, to Birmingham, to Liverpool, and so forth, and I wished to ascertain whether this, that appears to me an important paper, is so or not, and to me the best proof is, that persons will give 1s. for it.

12657. The fall of prices confirmed the statements which you had heard of the adverse state of trade from the period you mentioned?—Yes.

12658. Making it apparent that trade cannot be carried on without ruin?—It appeared to me so; and if I were called upon, I could certainly speak to my own trade of refining sugar. The only way of calculating the return upon the working of sugar is to take the difference between the cost of the raw material and the cost of that which is principally imported and sold in lumps. In the year 1826, it will be found that the difference was 20s.; and it will be found that that difference was gradually diminished till, in the year 1833, the difference is 8s. 6d., and that it has been gradual; the fall has been in common parlance universal, and it has been progressive; and, as far as this statement went, to my mind it appeared to be a very naked and imperfect outline of the state of the country, but still that it did give a general notion of what the national resources might be at this moment.

12659. The information you obtained was confirmed by the impression you received generally, that persons were trading without advantage?—I have taken pains to converse with all sorts of persons upon the point, and they have confirmed, in the most extraordinary degree, what appears upon the face of this paper. I have conversed with the very first merchants in London, and with the most eminent manufacturers in the country, and other persons in trade, and they have stated things to me which, although it would not be proper to detail to the Committee, fully confirm this statement.

12660. Did they also state to you that they had been carrying on a ruinous trade for the last seven or eight years?—Yes, they did.

12661. Up to what period do your calculations go?—They come up to the first week of January 1833, and they commence in the first week of January 1826, including a period of eight years, and therefore allowing a comparison of seven years.

12662. Are you aware what has been the state of the trade from the 1st of January to the 1st of July in this year?—No.

12663. You are aware, probably, that there has been a rise in many of those articles?—In the article of iron there has been a rise, I understand; but this is mere hearsay; and I have inquired of persons competent to say, and have asked them the question whether, upon the present prices, their labourers can live; and the last answer I received was, “No, they cannot live upon 7l. a ton.”

George Smallpiece,
Esq.

10 July 1833.

George Smallpiece, Esq., called in; and Examined.

12664. WHERE do you reside?—At Cobham, near Guildford.
12665. Are you an occupier of land?—Yes.
12666. Do you pay rent, or occupy your own land?—I do both.
12667. Is part your own land?—Part my own and part rented.
12668. Have you long occupied land in that neighbourhood?—Yes, for these 40 years.
12669. To a great extent?—A very great extent at one time, and largely now.
12670. To what extent?—My brother and myself are in partnership, and have about 1,000 acres.
12671. Partly arable and partly meadow?—Partly arable and partly meadow.
12672. What portion is arable and what portion meadow?—I should think we have two-thirds arable, or rather more.
12673. What quality of soil?—Every thing; sand, chalk and very good loam, and very heavy clay.
12674. Are you a large purchaser of sheep?—Yes, very large.
12675. Where do you make your purchases?—In the west of England principally; in Wiltshire, Dorsetshire and Somersetshire.
12676. Do you attend public fairs?—Yes.
12677. What fairs?—Barford, Wilton and Appleshow, Weyhill and many others; but those are our principal fairs; Tiverton and Winchester.
12678. Do you know many of the stock-farmers?—Yes, a great many.
12679. Do you go upon their farms?—Yes, I went over their farms when I was a customer to buy the sheep at home a good deal; but now they bring them to the fairs.
12680. Are the stocks of sheep increasing or decreasing?—Decreasing very much indeed.
12681. Do you make that observation generally, or confined to particular parts?—Yes, generally; it is decreasing very particularly where they are not large breeding flocks.
12682. To what do you ascribe the decrease?—To the rot that took place four or five years ago.
12683. You ascribe it to an accidental circumstance altogether?—A great deal to that, and then to the poverty of the farmers, that they cannot buy more stock.
12684. Do you mean to say that, since the disaster of the rot, the stocks are not recovering, and are now gradually decreasing?—There are many parishes that have not a sheep in them that used to keep 2,000 and 3,000 sheep; and there is no wool; the shearers in the county pack no wool.
12685. Where are the parishes where there used to be 2,000 and 3,000 sheep where there are none now?—Principally in the Weald of Surrey and Sussex.
12686. Will you have the goodness to name some parishes where there were stocks of sheep and where there are none?—There were Kenley and Newhurst in Surrey, and in Sussex there are great numbers; there is the parish of Horsham as bad, and West Grinstead, Shipley and Billingham.
12687. You are mentioning parishes where there are no sheep, and where there used to be thousands?—Where there are next to none; there may be one in 20, but nothing more than that; and where a man kept 200 he may keep now 20.
12688. Then you mean to state, not that there are none, but that the flocks are very much diminished?—Very much diminished, almost to nothing; there is no parish, I think, without sheep.
12689. How is the land occupied?—A great deal is not occupied at all.
12690. Does the grass go to waste?—Yes, in many instances it does.
12691. Can you mention many places?—There is a farm near the town of Guildford, that is thrown out of occupation, because they do not pay the poor-rates.
12692. Is that a grass farm?—No, it is principally arable land.
12693. It is a heavy clay farm?—Yes, there are pretty good meadows upon it;

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it; but they have not been mowed or stocked at all this year. There is another within about three miles of the town of Farnham.

George Smallpiece,
Esq.

10 July 1833.

12694. How many acres is that?—I should think about 400 or 500.

12695. Is that running to waste and uncultivated and unoccupied?—No; but the owner has let it at 18 *d.* an acre.

12696. Five hundred acres at 18 *d.* an acre?—I do not know the quantity of land, but there is between 400 and 500 acres.

12697. You know that fact of the land being let at 18 *d.* an acre?—The gentleman told me so himself.

12698. What is the quality of that soil?—That is various; there is very good grass-land, and there is some hop-ground belonging to it, but it is principally heavy clay.

12699. Do you mean that within three miles of Farnham there is hop-ground and meadow let for 18 *d.* an acre?—Yes, with the other, not let singly; it is taking the whole with the arable: there is a very small proportion of hop-land and meadow with the arable.

12700. But overhead a certain proportion of meadow and hop-ground mixed with arable land of 400 acres is let for 18 *d.* an acre?—Yes, so I understand from the owner.

12701. When was it let?—About a year ago; it was advertised for two or three years.

12702. Had it been over-cropped?—Yes.

12703. And rendered sterile by over-cropping?—Partly that and partly from the seasons, but the poor-rate was the worst; they were eat up with poor.

12704. What is the poor-rate per acre upon this land let for 18 *d.* an acre?—About 8 *s.* they told me at the time.

12705. Is there tithe besides?—Yes.

12706. What is the tithe?—I do not know; I suppose about a fourth.

12707. Are there other rates upon this land besides the poor-rates?—There is the highway-rate and the church.

12708. In addition to this 8 *s.* an acre for poor-rate?—Yes.

12709. What is the total amount of those charges, the tithe, poor-rate, county-rate and highway-rate?—They told me that the poor-rate was 8 *s.*, and I should think the other rates would be about 2 *s.* more.

12710. That is 10 *s.* an acre without tithe?—Yes.

12711. Do you know any other cases of the same kind?—I know a great many others in the Weald of Surrey and Sussex.

12712. Approaching to the same state of things?—Nearly as bad; you cannot get tenants at all; the farms are not in condition, and nobody will take them to get them in.

12713. Are there many thousands of acres in that state?—There are many thousands of acres getting out of cultivation daily, and people are wanting to get rid of them in any way they can. In the parish of Billingham I have thrown up a farm myself, because it is not worth half the poor-rate; the poor-rate is 10 *s.* an acre, and the land is not worth half-a-crown.

12714. Are those lands that have been always in cultivation, or were they lands that were brought into cultivation in the high prices?—They have been always in cultivation; the whole Weald that was let at 12 *s.* or 14 *s.* an acre during the war, would not let for more than 5 *s.*

12715. What was it let for 40 years ago?—Fourteen shillings an acre.

12716. What is now the average?—You would not find tenants.

12717. What was the poor-rate 40 years ago?—The poor-rate was a mere nothing.

12718. What now will it average?—Ten shillings an acre.

12719. Then rent and poor-rate taken together 40 years ago were much about the same as rent and poor-rate are now?—Yes.

12720. But rent has taken the place of poor-rate and poor-rate has taken the place of rent?—Exactly.

12721. If these farms were in good condition, could you get tenants for them?—I do not think you could, because there is not a farmer solvent in that part.

12722. What is the cause of this depressed state of the farms?—Principally rot, and then the poverty of the farmer.

George Smallpiece,
Esq.

10 July 1833.

12723. Does the rot continue now?—It is not quite eradicated, but it is nearly so.

12724. The apprehension of rot will not prevent persons from stocking those lands, provided they have but the means of doing so?—It would be dangerous till it is drained, to carry stock on it.

12725. Do you know land in the neighbourhood of Lea?—Yes.

12726. Can you state what the situation of the great graziers in that country is?—No, I cannot; I know what the condition of the great graziers in Buckingham and Leicestershire is; I think they are depressed much more than these.

12727. Do you happen to know what, before the war, was the rent on this Farnham farm, now let for 18 *d.* an acre?—No; I know the other one, because it was partly in the parish which I was born in.

12728. What was the rent then paid?—That was about 13 *s.* an acre.

12729. What was the poor-rate?—I should think not 2 *s.*

12730. That is, the poor-rate and rent together were about 15 *s.*?—Yes.

12731. What is the poor-rate now?—I hardly know; it lies in three parishes; the bulk of it is in the parish of Wimbledon.

12732. You have stated the average of poor-rate 40 years ago to be about 2 *s.* an acre; applying the same principle, what was the average of poor-rate when the farmer last occupied it?—I should think about 5 *s.* per acre; about 7 *s.* in the pound; it was not rated.

12733. It was 2 *s.* before the war?—I should not think it was 2 *s.*; stock was not two; it was not one; but they were very low at that time.

12734. How long have you been a farmer?—I have been a farmer from my birth; at least ever since I came from school.

12735. Were you a payer of labourers before the high prices?—I was a payer of wages at 20.

12736. How old are you?—I am 60.

12737. To an able-bodied man, when you first paid the wages, what did you give a day?—I think about 16 *d.* or 18 *d.*; our daily labourers' wages are not much different.

12738. What do you give now?—A shilling for the worst class, and we give 13 *d.* or 14 *d.* for the best.

12739. Is the man as well off now as he was during the war?—Yes; I think he was never better.

12740. And even those on the poor-rate are in the receipt of a good sum of money?—Yes, they are as well off as anybody.

12741. Then you should say that, generally speaking, the great body of the labouring class are as well off as they were at any time during your memory?—Yes.

12742. Those lands that you have spoken of are not safe for sheep?—No, and they cannot be made safe.

12743. Do you not think that the diminution of the number of sheep upon one of those grounds has the effect of making it better; does not over-stocking it increase the danger, and stocking it in a less degree diminish the danger?—That may be to a certain extent certainly; but from its impoverished state it is saturated with wet, and it grows nothing but a bad sort of grass. No person would stock it that knows it without it being manured.

12744. This disease in the sheep did not generate in your own county, it came from the west?—Yes, it came out of Somersetshire; we had not a sound sheep out of Somersetshire.

12745. From the sheep that came to you from the west it spread among your own flock?—No; it comes from the land.

12746. It is not catching from one animal to another?—No, certainly not.

12747. Do you ever remember a period in which the rot prevailed to a greater extent than it did in the year you have just mentioned?—Never; it never prevailed so much as it did two years ago. I was a sheep dealer from 20 to 25 years, and never knew hardly what a rotten sheep was.

12748. Did you ever know any calamity that occasioned so great a loss to the farmers generally?—Nothing; because it has been the ruin of a great many industrious people that could not guard against the rot.

12749. Do not you think at this moment that the situation of the farmers is particularly distressing, owing to that circumstance?—Yes; but more in the West

10 July 1833.

West of England than it is with us, because we fattened our sheep and took them to market.

12750. Does not the loss to the farmer extend beyond the mere loss of his flocks; does not it embarrass his whole operation in his farm?—It throws it out of cultivation, for they depended upon their flocks for manure, and they had no other means of manuring their land.

12751. Therefore the loss is greatly beyond the sum for which those sheep would have sold?—Yes.

12752. If there had been a prosperous time of agriculture, would the farmer have been able to recover that loss and have re-stocked his land with sheep?—I think he would; and I think the great flock-keepers will recover now in some measure, because they sell their sheep and their wool for a great deal more money.

12753. Do you ascribe that to the lessened number?—I think partly; generally, I think.

12754. Have you been accustomed to be a great buyer of sheep at Weyhill fair?—Yes.

12755. What proportion of the sheep bought at the Weyhill fair have you been accustomed to purchase?—I have bought 10,000 sheep at the fair.

12756. What would be the number bought altogether at that fair at any time?—I do not know.

12757. Would it be three times or four times that amount?—About four times.

12758. On what account did you buy them?—I bought them by commission principally; nearly all by commission.

12759. To supply farmers in Surrey and Sussex?—Yes, and in Norfolk and Kent.

12760. Did you ever lend sheep to farmers?—I trust a good many out.

12761. What kind of operation is that; would you trust a farmer with a couple of hundred sheep?—We do with a great many thousands of them to fatten, and when they fatten them they pay us for them.

12762. How long is it since you used to trust sheep out; many years past?—For these 30 years.

12763. Do you go on with it now?—Yes, but not to that extent that I formerly did.

12764. What was it which made you reduce the extent?—Because we lose so much and the risk is so great; we cannot find farmers that we can trust; the sheriff gets them instead of us sometimes.

12765. In what proportion do you carry on the trade of letting out sheep, compared with the extent to which you formerly carried it on?—We do not do more than two-thirds what we did; we used to buy from 50,000 to 60,000, and now we do not have above 40,000.

12766. And now you let out much less than you used to let out?—Yes, we trust them out.

12767. Have you had losses frequently by that?—Very great.

12768. In the case of a farm that is totally thrown out of cultivation, is anything derived from that for the poor-rate?—The farm I speak of pays no poor-rates; and two or three others that I know pay no poor-rates; but then there is no occupant. In one of them there are some very pretty meadows, and the grass standing now.

12769. In what state is the part of the country south of the Lethe-hill?—Nothing can be worse: there was one farm that got 150 l., and now they are offering it at 20 l.

12770. You would say that all that part of Surrey south of Lethe-hill, taking the line from Guildford to Horsham, is as bad as possible?—Yes; it is under the Chart-hill.

12771. Is the burden of poor-rates going on increasing?—The poor-rates have gone on increasing a good deal, and must still more, because those farms failing throw the burden on the others; and that person that can afford to plant his own land does it; half the Weald will be planted.

12772. From what time do you date this increase of poor-rate?—I think principally since 1822.

12773. Do you mean since the time when there was no surplus poor upon those parishes?—Several of them when there were no paupers.

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12774. In the high prices of the war, were they overburdened with the poor that they could not employ?—No; the thing that made so many poor was, that they are always in small farms; and at the end of the war, when prices gave way, they became paupers themselves. I know several farms where there have been three tenants who have become paupers.

12775. Each going in as a farmer upon the farm, and carrying capital in?—Yes, sufficient to stock it.

12776. Each losing every shilling?—Yes, and becoming workers on the road.

12777. You ascribe that ruinous increase of the poor-rate to the distressed state of the farmers?—Yes, and to the very small farms.

12778. Did you say that throughout the Weald of Kent and Sussex there is scarcely a solvent farmer?—There is scarcely of that description of farmer. I do not mean to refer to gentlemen who own their own land, I mean the small renters.

12779. Are you speaking of the men that had once capital sufficient to stock their farms?—Yes, well.

12780. Have they been during these adverse circumstances men that have struggled against their difficulties?—A great many very industrious, and some who worked harder than their labourers.

12781. They have done every thing that necessity and prudence could enable them to do?—Yes; and there is another thing that did them mischief, the two or three wet seasons that they had threw them back in making their fallows, and they could not recover.

12782. You have been describing to the Committee the state of that part of the country which is near the Weald, which is some of the poorest in any county in England, is it not?—If it is well cultivated, it is very good wheat-land, but it is so much enclosed and so expensive to cultivate, it is not so sought after as a great many other places.

12783. If you were a farmer looking out for land, is not that almost the last land you would take?—Yes, I would not have the whole Weald to farm, if they would give it to me.

12784. Does not it want chalk to it?—No, timber is the great thing.

12785. In what state is the down-land of Wiltshire and Hampshire?—Pretty fair; I went over a farm there of 800 acres, that has not been cultivated or occupied last year.

12786. Is that in a bad soil?—No, it was a good soil; but that was through obstinacy, they would not take the rent that was offered.

12787. What was the reduction on this farm of 800 acres that was offered and refused?—I think that the farm was 500 *l.* a year, and they refused 400 *l.*

12788. Since when was it 500 *l.* a year?—Last Michaelmas twelvemonth.

12789. How long had it been 500 *l.* a year?—For 14 years during the war.

12790. In the down-lands of Wiltshire and Hampshire, which are not heavy and cold soils, take for instance Salisbury Plain, and such parts of the country, in what state are they?—They are in a pretty good state in the land that is good sandy soil; there is not much distress upon a good kind of land; I do not know that their rents are altered.

12791. What do you call your good sandy land?—About Godalming.

12792. In the good sandy land and in the good chalk land there has been no material reduction of rent for some years past?—No; there is more upon the chalk than there is upon the sand.

12793. This extreme depression, of which you speak, is upon the Weald and the down class of land?—Yes, land which it is expensive to cultivate, and with the burden of the poor, and it is very much incumbered with timber; the inclosures do not average more than four acres.

12794. In the district to which you have spoken, should you say that the gross produce was much diminished within the last four, five or ten years?—Yes.

12795. What should you say was, upon the average seasons, the diminished produce of the district now as compared with 10 years ago?—I should think half, full I am sure, because land is in that state that there is not heart enough in it to carry a crop.

12796. Is there any reduction of produce upon the better land of which you have spoken?—No, I do not think there is.

12797. Do

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12797. Do the Committee understand you to say that there have never been such bad times for the sheep-farms, on account of the rot in the sheep?—Never; they have nothing to make anything of but wheat, giving about 12s. an acre.

12798. Would that raise the price of sheep?—That would not raise it, but there are large commons that have rotted.

12799. The great loss in sheep would cause a rise in the price of sheep?—Yes, and it has done so.

12800. The farmers on the sandy and chalk soils have not suffered any loss from the rot of the sheep?—No.

12801. Then they would be benefited to the extent of loss?—That is the benefit that they have received that has made them not lose; they have lost by their corn, but they have saved themselves by their stock.

12802. In fact, whilst their neighbours have been losing they have been gaining?—I do not think they have gained anything; they have perhaps kept what they had, or something in that way; I do not think they have gained 1s.

12803. If there had been no wet and no rot, do you think there would have been prosperity among those farmers?—There would have been prosperity among those flock farmers, but they are two distinct districts; they would not have lost, certainly, in the Weald.

12804. The wet seasons tended to put all that land out of a proper state of cultivation?—Yes, and they have not money enough to put it in; those fallows are better this year, and they were better last year than they were some years ago.

12805. Is the land less drained than it used to be?—A great deal, because they have no money to expend, and there are no ditches opened, or anything of that sort; there are neither ditches nor drains.

12806. The reason why they cannot make up their flock of sheep is because their land is worse drained, and worse drained because they are considerably poorer than they were?—There must be a considerable outlay before anybody can stock it.

12807. Is there no land more depressed than the best grazing-land?—It has gone down.

12808. And that is depressed even, notwithstanding the greater rise in the price of the wool?—Particularly where they keep beasts upon them; and there are parts of Buckinghamshire that keep beasts, and they are depressed a good deal.

12809. There has been no rot in beef?—No, but the price has been low.

12810. Do you think that the price of beef has been insufficient to remunerate the best farmers?—Yes.

12811. Do you not think that it is owing to the artificial feeding of beef?—There was no sheep to stock the land with, and they bought beef, which increased the quantity.

12812. Is it not partly attributable to the artificial feeding of beef?—There is no doubt upon that.

12813. Do you ascribe the rise in the price of wool to the great falling off in the home supply?—No doubt of it.

12814. Then the apparent profit now that the farmers are reaping from the rise in the price of wool, in fact, is to be accounted for only by the deficient supply?—That is my opinion.

12815. Would that rise of price compensate for the deficient supply?—It will assist them, but will not compensate them.

12816. It will be a great advantage to the up-land farmer, will it not, but a disadvantage to the low-land farmer?—It will be a great advantage when a man shears 1,000 sheep, but when a man shears 50 it will be otherwise.

12817. Are there more or less sheep now imported?—I should think that there are more.

12818. And yet, notwithstanding the great importation, there has been a rise in the price of wool?—Yes, because the deficiency is so very great.

12819. With respect to the labourers, do you think there would be too many labourers in the parishes of which you have given an account, if the lands were cultivated properly?—No; if men could find money to employ them, and do it advantageously to the farmer, every labourer might be employed.

12820. That is to say, provided the prices were sufficient to remunerate the employer, all the labourers would be employed?—I have no doubt of it.

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12821. Is the character of the labourers worse by their being thrown so much upon the poor-rate?—Yes; what injures them principally is working together so much in the stone-pits and gravel-pits.

12822. Are they a more dishonest set of people than formerly?—I do not think they are.

12823. Are they more given to poaching than formerly?—The young men between 15 and 20 cannot be employed, and they are obliged to do something.

12824. You think that among the young men there has been an increase in crime, in consequence of the difference of employment?—I have no doubt of it.

12825. Has your county-rate increased lately?—Yes.

12826. From any particular causes, such as the building of gaols?—That is partly the cause; they have increased considerably from the building of gaols, and the prosecutions have increased.

12827. In what sort of condition are the tradesmen of Guildford; do they complain of want of custom?—Yes; but I think they complain less than most other towns. Guildford is a flourishing town.

12828. What other towns do you refer to when you say other towns?—There are small towns in the neighbourhood, such as Daglemere.

12829. Do they complain?—Very much; and so do all the other villages.

12830. Have the retail prices fallen at all in proportion to the wholesale prices?—Yes; because they have towns within their reach.

12831. Can you state why Guildford should be more prosperous than other towns?—No. We have an excellent market, one of the best markets in England; and there is a constant thoroughfare.

12832. Do the people with fixed incomes settle there?—More than they did, a great deal.

12833. Do the people with fixed incomes spend less than they used to do?—I cannot say; it does not come within my knowledge.

12834. You are acquainted with Huntingdonshire?—Yes.

12835. Is there not a great deal of cold clay that is difficult to cultivate?—I look after an estate by , and there we have some of that heavy stiff land out of cultivation, and we cannot find a tenant.

12836. Is there a great deal of land that is out of cultivation, for which you cannot find tenants?—No; but we have let our last farm there upon much lower rent.

12837. Were they all reduced in value?—Not the best land.

12838. You consider that in that part of the country there is very great depression and distress?—There is no doubt of it.

12839. Are you acquainted with the state of the labourers in Huntingdonshire?—No, not well.

12840. Are you aware that the disturbances began in Huntingdonshire, and that part of the country?—No. I visit that part of the country only twice a year.

12841. You state that there is no rot of sheep on the good land; did you not find that two years ago there was rot, in some instances, on the best grass land, which had never been rotted before?—Yes; but not upon the chalk and sand. But all our green commons have rotted every one of them.

12842. What is the state of Churchley and Ripley?—Churchley is very distressed, Ripley is pretty well.

12843. You have stated the improvement that has taken place in the price of wool; what proportion would that bear to the improvements of the lands upon the down farms; would the improvement in the price of wool make a difference of 10 per cent. upon chalk, or how much?—I do not know; it depends entirely upon what number of sheep they keep, because I suppose the difference in the price of wool may not be more than 1s. an acre, it must depend entirely upon the number.

12844. Will the rise in the price of wool cover the loss that he has experienced in his corn?—I think it is probable he will make it better.

12845. How much would you put an acre?—It depends upon the number of acres of each. Suppose a farmer gets 1,000 acres of down land, and 500 acres of arable, it is impossible to say.

12846. Do the farmers, generally speaking, keep a sufficient quantity of arable to enable them to obtain a remuneration for the loss of corn?—That must apply to

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to stock-farms only in the West of England; in the Weald, as I stated before, they cannot keep any.

12847. In the Weald of Kent or Surrey, where the distress principally prevails, the farmers do not keep a sufficient quantity of sheep to give a remuneration in the loss of their corn?—Certainly not.

12848. Has there been much emigration in your part of the country?—Yes, there have been a great many gone, and several going.

12849. What is the class in life of those that are going and are gone?—Some have been very good labourers, and some small farmers; and we have got some farmers going now with small capital, with 2,000 l.

12850. Do you mean each?—The father of the family.

12851. Do you think that there are farmers emigrating, having 2,000 l. and 3,000 l. each?—Yes.

12852. Do the smaller farmers have some property to carry with them?—No, I am afraid, none; the parishes have assisted them out when they have become paupers.

12853. Have you ever heard what the motive is that induces those that have property to emigrate?—They have assigned very different reasons; some think that they cannot do worse than they are doing at home, because they have been sinking so fast.

12854. They emigrate in the hope of preserving somewhat?—Many of them do, and I know several that have gone off with that hope.

12855. With respect to that land that you say you would not take without rent in the Weald, farmers would avoid that land now; but at high times was that reckoned a desirable or undesirable land?—Very desirable when wheat was high, because they could grow good wheat.

12856. Farmers did not avoid that land then?—No, they were very anxious to get it.

12857. Have there been fires in your neighbourhood?—Partially, but not many.

12858. Has there been any machine-breaking?—No, farmers broke all the machines, in fact, to prevent that; we have not any machines now.

12859. Have the wages of labourers been made any higher in consequence of the disturbances among the labourers?—They were for a short time, but certainly not now at all.

12860. You think that does not now operate?—I do not think that the wages were increased much; they are about 12 s. or 13 s. a week.

12861. If wheat was to fall to 50 s. a quarter in the Weald, could there be much rent paid?—None.

12862. Do you apply that to the whole of the district?—Yes, except you could relieve them from the poor-rate.

12863. What number of bushels will that land produce an acre?—The Weald will not produce, in wet seasons, more than from 10 to 12 bushels; it ought to produce about 18.

12864. If there was a decrease in the price of corn, would there be any burden in the poor-rates?—There would be some, but not to the extent that it would go.

12865. Were the poor-rates as high as they are now when corn was higher?—No, nothing like so high.

12866. If there were to be another reduction in the price of corn, do you think that poor-rates would be relieved?—I think they would be relieved to a certain extent, but not so much as the reduction in the price of corn.

12867. Will you explain why one reduction in the price of corn has increased the poor-rates, and why another reduction in the price of corn will relieve the poor-rates?—I think that it might to some extent, certainly.

12868. Do you think that if there was to be a considerable advance in the price of corn permanently that would relieve the poor-rates?—If there was to be a considerable advance in the price of corn the labourers would be employed then.

12869. Were the labourers better employed during the war than they are now?—A great deal, because we had no surplus labourers then; now we have a great number of surplus labourers.

12870. By the great increase of population?—Yes, not to that extent.

12871. You have stated that if the prices were sufficient you could employ all

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all your labourers?—Yes, coupled with another thing, of making it a profitable concern.

12872. Taking the employed and the not employed together, are they better off now or worse off than they were?—We find great advantage from the labour-rate we have adopted; we have none unemployed now; it has relieved a great many of our worst parishes very much.

12873. Did the labourers complain very much during the war?—My labourers tell me now that they were best off when wheat was as dear again.

12874. Has the labour-rate been extensively applied in the parishes with which you are acquainted?—Yes, very much indeed.

12875. Is it uniformly found to work well?—Extremely well, I think, it works with us; our poor-rate would have been much higher if it had not been for the labour-rate.

12876. Taking the poor-rate, in addition to the labourers put upon the farmer, is the whole of his charge much diminished?—Yes, I do not think the charge is so much as it was when they were lying about upon the roads; they are now employed to some purpose; and the men will be very much improved because they are employed.

12877. Are there any parishes in which they have refused to apply the labour-rate, or has it been universally applied?—I think that where they have tried it, it has been universally applied.

12878. There is not much difference of opinion as to its utility?—No, very little indeed; where a town comes partially into the parish there has been a difficulty in applying it.

12879. Do you see any difference in the condition of the farms since this system has been introduced?—Yes, and that would be more perceptible if the labour-rate had been longer in existence.

12880. Do you mean to state it as your opinion that for every shilling that the farmer paid before the rate was introduced he received nothing in return, and that at present he receives a profitable return of 8 *d.*?—Yes.

12881. Do you find considerable objection to the labour-rate on the part of the owners of tithe?—Yes; but there is very little tithe taken in kind in our county, and therefore the occupier pays the rate upon a composition.

12882. Have not the owners of the tithe where they have compounded been obliged to take labourers?—No, only when it is taken in kind; and I think the tithe-owner does not see his own interest; I think the labour-rate would benefit him; the land would be in so much better a state of cultivation that he would get more tithe.

12883. If he takes it in kind?—Yes, or if he compounds.

12884. Suppose the whole of the labourers upon the parish were to be thrown upon the labour-rate, would not the tithe-owner in that case lose by that arrangement; if the whole of the labour were to be allotted according to the proportion that every person contributed to the poor-rate, would not the tithe-owner be a considerable loser?—If he takes tithe in kind he must employ labourers, because he has a tenth of the threshing.

12885. Is not the burden of the rate very great in taking tithe in kind, and very small in the other case?—Yes.

12886. Would not that operate to induce the tithe-owner to compound?—I think the person that takes his tithe in kind would be a considerable loser at present, but ultimately I do not think he would, because the land would be so much improved.

12887. Are you aware that in some parishes, if the whole of the labourers were thrown upon the labour-rate, the sum which in that case would be required from the tithe-owner would be more than the amount of his tithe?—Yes; but I do not think that he has got the worst farm in the parish; those who have the lands in their own hands in the Weald are much worse; I do not think the case of Bulbury is in point of the tithe-owner.

12888. Would he not have to pay the whole amount of his tithe?—No, but it would take a great deal towards it; but there are many farms that then are worse from the state of the land, you get not a shilling rent.

12889. Do you know that Bulbury case?—Yes.

12890. If the clergyman of Bulbury had had to pay the labour-rate, what would have been his clear rent?—Not a great deal, but I do not know what?

12891. What

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12891. What is the composition with the clergyman of the parish of Bulbury? —Somewhere about 900 l. a year. *George Smallpiece, Esq.*

12892. Out of that 900 l. a year, if the labour-rate had been forced upon him, would he not have had but 60 l.?—He would not have much; but then there are many farmers in that parish that have not anything.

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12893. Are there many persons receiving 900 l. a year in Bulbury who by the labour-rate would be reduced to 60 l.?—No, it takes many farms to amount to that; but there are a great many farms in Bulbury that are not worth anything.

12894. Is not the question rather unfairly stated; had not the clergyman a considerable glebe in his own hands?—Yes.

12895. Had he compounded with seven of the principal tenants?—No, and had been quarrelling for some time.

12896. Is not that a large parish?—Yes.

12897. If there had been a composition over the whole parish this would not have been the case, would it?—No.

12898. Then, in fact, the labour-rate acts as an encouragement to composition?—Yes, it would not affect them at all if they did not take in kind.

12899. It only affects the clergyman wishing to take his tithe in kind?—Yes.

12900. Or having a glebe?—Yes.

12901. Do you find difficulty in getting tenants with capital?—Yes; and sooner than not let the farm you are obliged to take them without capital, which is the worst thing.

12902. In consequence of two or three farmers having failed upon the same farm, do you think that there has been a falling off of tenants of that class?—Very great.

12903. There is not only a diminution in the live stock of the country, but in the number of those parties that used to purchase that live stock?—There is a great diminution of the tenantry of the Weald.

APPENDIX.

L I S T.

- No. 1.—A Statement of the Quantities of Foreign and Colonial Grain of various kinds brought into Consumption in the United Kingdom, with the Amount and Average Rates of Duty charged thereon:—Also, of the Quantities of various kinds of Grain brought into Great Britain from Ireland, and sent from Great Britain to Ireland, together with the Annual Average Price of each description of British Grain; the whole given for each Year from 1815 to 1832, both inclusive:—Also, Statement of the Prices of various Articles of Food, Clothing and Household Stores, bought for the use of the Royal Hospital at Greenwich, and of the Rates of Wages paid to Artizans employed in that Establishment; together with the Prices of Provisions at Bethlem Hospital, and of Bread and Meat bought by the Commissariat Department during the same Years - - - p. 620—623
- No. 2.—Summary of the Answers and Returns made under the various Acts of Parliament for taking an Account of the Population of Great Britain, so far as relates to the Number of Houses, Inhabited; Uninhabited, and Building; the Number of Families Residing in such as are Inhabited; the Occupations of those Families; and the Total Number of Males and Females living in each County of England, as enumerated in the Years 1801, 1811, 1821 and 1831 - - - - - p. 624—627
- No. 3.—An Account of the Quantities of Hides and Skins charged with Duty of Excise, in each Year from 1815 to 1830 (exclusive of Foreign); distinguishing English from Irish - - - - - p. 628—629
- No. 4.—An Account of the Quantity of each description of Agricultural Produce Imported into Liverpool from Ireland, in each of the Years 1831 and 1832 p. 630
- No. 5.—Return of the Number of Stock, (distinguishing the various kinds;) and of Butter, Beef, Pork, Bacon and Hams, brought to Great Britain from Ireland, in each Year commencing with 1815 and ending with 1825, being the latest period to which the same can be given under the Regulations adopted for giving effect to the Law which places the Commercial Intercourse between Great Britain and Ireland on the footing of a Coasting Trade - - - - - p. 630
- No. 6.—A Statement showing the Quantities and Prices of Irish Salted Beef and Pork, contracted for during the last Twenty Years; viz., from 1813 to 1832 inclusive - - - - - p. 631
- No. 7.—Comparative Statement of the Number and Occupation of Families in England, Wales and Scotland, in the Years 1811, 1821 and 1831, according to the Population Returns of those Years respectively; also the Proportions expressed in Centesimal Parts - - - - - p. 632
- No. 8.—Statement of the Prices of British Staple Articles; Prices (exclusive of Duty) of West India and Spanish Main Produce; and Prices (exclusive of Duty) of East India Produce; for Eight Years, from 1826 to 1833 p. 633—636
- No. 9.—Account of the Prices of Wheat and Oats, per Barrel - - - - - p. 637
- No. 10.—An Account of the Number of Quarters of Rape Seed, Rape Cake and Linseed Cake, imported into Great Britain, distinguishing England from Scotland, for each of the Twelve Years previous to 1st January 1833, and the Duty paid thereon:—Also, the Number of Tons of Bones imported in each of the same Twelve Years, intended to be used as Manure - - - p. 638

Appendix, No. 1.

A STATEMENT of the Quantities of FOREIGN and COLONIAL GRAIN of various kinds brought into Consumption in the United Kingdom, with the Amount and Average RATES of DUTY charged thereon:—Also, of the Quantities of various kinds of GRAIN brought into *Great Britain* from *Ireland*, and sent from *Great Britain* to *Ireland*, together with the Annual AVERAGE PRICE of each description of *British* GRAIN; the whole given for each Year from 1815 to 1832, both inclusive:—Also, STATEMENT of the PRICES of various Articles of FOOD, CLOTHING and HOUSEHOLD STORES, bought for the use of the Royal Hospital at *Greenwich*, and of the RATES of WAGES paid to Artizans employed in that Establishment; together with the PRICES of PROVISIONS at *Bethlem* Hospital, and of BREAD and MEAT bought by the COMMISSARIAT DEPARTMENT during the same Years.

Appendix, No. 1.

A STATEMENT of the Quantities of FOREIGN and COLONIAL GRAIN of various kinds DUTY charged thereon:—Also, of the Quantities of various kinds of GRAIN brought into AVERAGE PRICE of each description of *British* GRAIN ; the whole given for each Year from CLOTHING and HOUSEHOLD STORES, bought for the use of the Royal Hospital at *Greenwich*, the PRICES of PROVISIONS at *Bethlem* Hospital, and of BREAD and MEAT bought by the

YEARS.	FOREIGN AND COLONIAL GRAIN AND MEAL BROUGHT INTO CONSUMPTION.							AMOUNT OF - -		
	Wheat.	Barley.	Rye.	Oats.	Indian Corn.	Beans and Peas.	TOTAL.	Wheat.	Barley.	Rye.
	Qrs.	Qrs.	Qrs.	Qrs.	Qrs.	Qrs.	Qrs.	£.	£.	£.
1815	-	160	148	214	-	1	523	-	-	-
1816	225,263	14,918	10,259	76,294	-	-	326,734	-	-	-
1817	1,020,949	133,438	132,227	473,813	157	17,122	1,777,706	-	-	-
1818	1,593,518	695,621	79,221	990,947	1,411	177,850	3,538,568	-	-	-
1819	122,133	364,012	17,293	523,515	26,738	199,716	1,253,407	-	-	-
1820	34,274	-	-	726,848	-	3	761,125	-	-	-
1821	2	-	-	-	-	-	2	-	-	-
1822	-	-	-	-	-	-	-	-	-	-
1823	12,137	-	-	-	-	-	12,137	10,310	-	7
1824	15,777	39,263	-	619,340	1,249	-	675,629	9,449	16,824	-
1825	525,231	270,679	3,442	15	91	30,767	830,225	225,329	59,675	1,119
1826	315,892	332,641	67,241	1,185,214	6,222	189,894	2,097,104	178,995	86,295	9,355
1827	572,733	236,991	21,887	1,851,248	145,842	157,854	2,986,555	611,817	12,081	6,754
1828	842,050	217,545	489	14,374	22,747	119,782	1,216,987	75,222	55,449	86
1829	1,364,220	202,406	65,331	192,890	22,688	96,514	1,944,049	630,918	91,889	7,002
1830	1,701,885	52,107	19,121	900,319	4,100	63,644	2,741,176	543,869	24,714	11,959
1831	1,491,631	522,709	56,868	355,120	65,428	83,444	2,568,983	348,138	41,732	7,564
1832	325,435	72,665	61	2,863	1,024	21,181	423,229	263,097	34,674	52

YEARS.	GRAIN AND MEAL BROUGHT FROM IRELAND TO GREAT BRITAIN.							
	Wheat.	Barley.	Rye.	Oats.	Indian Corn.	Beans.	Peas.	TOTAL.
	Qrs.	Qrs.	Qrs.	Qrs.	Qrs.	Qrs.	Qrs.	Qrs.
1815	189,544	27,108	207	597,537	-	-	6,796	821,192
1816	121,631	62,254	43	683,714	-	-	6,223	873,865
1817	59,025	26,766	614	611,117	-	-	2,287	699,809
1818	108,230	25,387	4	1,069,385	-	-	4,845	1,207,851
1819	154,031	20,311	2	789,613	-	-	3,904	967,861
1820	404,747	87,095	134	916,250	1	-	8,893	1,417,120
1821	569,700	82,884	550	1,162,249	-	-	7,433	1,822,816
1822	463,004	22,532	353	569,237	-	-	7,963	1,063,089
1823	400,068	19,274	198	1,102,487	-	-	6,126	1,528,153
1824	356,408	45,872	112	1,225,085	-	-	6,547	1,634,024
1825	396,018	165,082	220	1,629,856	-	-	12,786	2,203,962
1826	314,851	64,885	77	1,303,734	-	7,190	1,452	1,692,189
1827	405,255	67,791	256	1,343,267	1,765	10,037	1,372	1,829,743
1828	652,584	84,204	1,424	2,075,631	280	7,068	4,944	2,826,135
1829	519,493	97,140	568	1,673,628	30	10,444	4,503	2,305,806
1830	529,717	189,745	414	1,471,252	28	19,053	2,520	2,212,729
1831	557,520	185,409	515	1,655,934	563	15,039	4,663	2,419,643
1832	572,586	123,068	294	1,890,321	3,037	14,512	1,916	2,605,734

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Appendix, No. 1.

brought into Consumption in the United Kingdom, with the Amount and Average RATES of *Great Britain from Ireland*, and sent from *Great Britain to Ireland*, together with the Annual 1815 to 1832, both inclusive:—Also, STATEMENT of the PRICES of various Articles of Food, and of the RATES of WAGES paid to Artizans employed in that Establishment; together with COMMISSARIAT DEPARTMENT during the same Years.

DUTY RECEIVED THEREON.				AVERAGE RATE OF DUTY IN EACH YEAR.					
Oats.	Indian Corn.	Beans and Peas.	TOTAL.	Wheat.	Barley.	Rye.	Oats.	Indian Corn.	Beans and Peas.
£.	£.	£.	£.	Per Qr. s. d.	Per Qr. s. d.	Per Qr. s. d.	Per Qr. s. d.	Per Qr. s. d.	Per Qr. s. d.
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	10,310	16 11 $\frac{3}{4}$	-	-	-	-	-
149,542	568	-	176,383	11 11 $\frac{1}{2}$	8 6 $\frac{3}{4}$	-	4 9 $\frac{3}{4}$	9 1	-
3	22	9,973	296,121	8 6 $\frac{3}{4}$	4 4 $\frac{3}{4}$	6 6	4 -	4 10	6 5 $\frac{3}{4}$
133,670	1,219	33,061	442,595	11 3 $\frac{3}{4}$	5 2 $\frac{1}{4}$	2 9 $\frac{1}{4}$	2 3	3 11	3 5 $\frac{3}{4}$
121,776	20,360	20,146	792,934	21 4 $\frac{1}{4}$	1 -	6 2	1 3 $\frac{3}{4}$	2 9 $\frac{1}{2}$	2 6 $\frac{1}{2}$
5,783	2,689	49,183	188,412	1 9 $\frac{1}{4}$	5 1	3 6	8 - $\frac{1}{2}$	2 4 $\frac{1}{4}$	8 2 $\frac{1}{4}$
107,495	10,894	52,010	900,208	9 2 $\frac{3}{4}$	9 - $\frac{3}{4}$	2 1 $\frac{1}{2}$	11 1 $\frac{3}{4}$	9 7 $\frac{1}{4}$	10 8
190,267	2,590	24,601	798,000	6 4 $\frac{1}{2}$	9 5 $\frac{3}{4}$	12 6	4 2 $\frac{3}{4}$	12 7 $\frac{1}{2}$	7 8 $\frac{3}{4}$
129,147	4,032	24,545	555,158	4 8	1 7	2 7 $\frac{3}{4}$	7 3 $\frac{1}{4}$	1 2 $\frac{3}{4}$	5 10 $\frac{1}{2}$
361	480	11,012	309,676	16 2	9 6 $\frac{1}{2}$	17 - $\frac{1}{2}$	2 6 $\frac{1}{4}$	9 4 $\frac{1}{2}$	10 4 $\frac{1}{4}$

GRAIN SENT FROM GREAT BRITAIN TO IRELAND.							ANNUAL AVERAGE PRICES OF BRITISH GRAIN.					
Wheat.	Barley.	Rye.	Oats.	Indian Corn.	Beans and Peas.	TOTAL.	Wheat.	Barley.	Oats.	Rye.	Beans.	Peas.
Qrs.	Qrs.	Qrs.	Qrs.	Qrs.	Qrs.	Qrs.	Per Qr. s. d.	Per Qr. s. d.	Per Qr. s. d.	Per Qr. s. d.	Per Qr. s. d.	Per Qr. s. d.
329	2,831	-	2,296	-	180	5,636	63 8	29 4	22 11	37 -	35 1	38 2
11,978	1,042	-	1,447	-	88	14,555	76 2	32 11	22 6	43 9	38 2	38 8
81,409	32,056	3,625	27,472	15	2,397	146,974	94 -	47 11	31 6	56 6	50 1	51 9
7,592	27,981	-	1,260	-	148	36,981	83 8	52 3	31 6	53 8	61 8	59 11
2,936	8,788	-	6,272	431	490	18,917	72 3	44 5	27 4	48 -	52 6	54 5
264	4,299	10	1,775	-	243	6,591	65 10	32 10	23 6	40 9	42 -	44 6
3,696	5,803	-	798	-	457	10,754	54 5	25 3	18 11	31 1	30 -	31 9
4,340	30,973	-	36,938	-	433	72,684	43 3	21 3	17 7	20 3	23 9	25 7
15,781	16,185	-	3,360	-	265	35,591	51 9	30 7	22 3	30 11	32 1	33 11
3,737	19,799	6	6,658	-	260	30,460	62 -	35 3	24 1	40 2	38 10	39 5
2,681	2,511	-	983	-	234	6,409	66 6	38 10	24 11	41 -	41 6	44 -
The regulations adopted for the purpose of giving effect to the law which places the commercial intercourse between Great Britain and Ireland on the footing of a Coasting Trade, have deprived the Customs Department of the means of keeping any record of Goods passing from one country to the other during these years, except in so far as regards the shipments of Corn from Ireland to Great Britain.							56 11	33 4	25 11	39 11	42 11	46 2
							56 9	36 6	27 4	39 -	47 7	47 7
							60 5	32 10	22 6	34 2	38 4	40 6
							66 3	32 6	22 9	34 10	36 8	36 8
							64 3	32 7	24 5	35 10	36 1	39 2
							66 4	38 -	25 4	40 -	39 10	41 11
							58 8	33 1	20 5	34 7	35 4	37 -

The preceding Account—continued.

PRICES PAID FOR FOOD, CLOTHING AND HOUSEHOLD STORES, AND RATES OF WAGES PAID TO ARTIZANS IN GREENWICH HOSPITAL.

YEARS.	Flesh.	Bread.	Flour.	Butter.	Cheese.	Peas.	Oatmeal.	Salt.	Malt.	Hops.	Beer.	Candles.	Coals.	Shoes.	Stockings.	Hats.	Suits of Bedding.	Suits of Clothes.	Coats.	Brick-layers.	Carpenters.	Masons.	Plumbers.
	Per Cwt.	Per lb.	Per Sack.	Per lb.	Per lb.	Per bush.	Per bush.	Per bush.	Per Qr.	Per Cwt.	Per Bar.	Per doz. lbs.	Per Ch.	Per Pair.	Per Pair.	Each.	Each.	Each.	Each.	Per Day.	Per Day.	Per Day.	Per Day.
	s. d.	d.	s. d.	s. d.	d.	s. d.	s. d.	s. d.	s. d.	£. s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.
1815	- 68	- -	44 9	1 2	8	6 7½	10 3	19 9	69 7½	9 13	15 4½	7 55	6½	4 7	3 3	3	11 3	- -	24 9	5 1	5 6	5 9	5 9
1816	- 51	4 -	64 1	- 9½	6½	7 -½	9 2	19 9	69 4½	14 -	15 8	9 3	49 6½	4 7	2 3	3	9 4½	- -	24 9	5 1	5 2	5 3	5 5
1817	- 51	4 -	86 4	- 8½	5½	8 6½	13 9	19 9	86 10½	22 4	20 7	9 10	46 7	3 10	2 9	3	9 4½	- -	20 7	5 1	5 2	5 3	5 9
1818	- 59	- 2½	65 11	- 11	6	10 9	13 6	19 9	83 9	7 15	19 7	11 1	48 6	3 10	2 11	3	9 4½	-½	20 7	5 1	5 2	5 3	5 9
1819	- 64	3 1½	57 5	- 11	8	7 8	12 9	19 9	72 11½	4 -	15 3½	8 6½	46 8	4 2½	2 11	3	59 10½	41 7½	21 10½	5 1	5 3	5 3	5 9
1820	- 70	4½ 1½	55 1	- 9½	7	7 5½	13 4½	19 9	68 8½	3 16	13 10½	8 2½	45 9	4 4½	2 9½	3	59 10½	43 3½	22 7	5 1	5 3	5 3	5 9
1821	- 58	10 1½	45 3½	- 8½	6	5 9	8 8½	19 4½	61 11	4 4	12 10½	7 1½	46 6	4 3	2 8	3	59 10½	41 9	21 11	5 1	5 3	5 3	5 9
1822	- 39	5½ 1½	37 5½	- 7½	5	5 -½	8 6	18 -	52 8½	3 16	11 5½	6 1½	44 6½	4 2½	2 5	3	59 10½	40 2½	21 3	4 10	5 -	5 -	5 6
1823	- 42	7½ 1½	44 5	- 7½	4	5 6	15 6	4 10	59 11	9 19	12 5½	5 6	46 7	4 7½	2 2	3	59 10½	39 11½	21 1½	4 10	5 -	5 -	5 6
1824	- 42	8½ 1½	46 2	- 8½	4½	5 11	17 -	4 9	62 1	7 5	14 10½	5 6	43 8	4 9½	2 1½	3	59 10½	39 11½	21 2	4 10	5 -	5 -	5 6
1825	- 59	6½ 1½	53 4	- 10½	5½	11 -	17 6	2 10	71 10½	23 -	16 6½	6 -	43 2	4 6	2 1½	3	59 10½	40 8½	21 8	4 10	5 -	5 -	5 6
1826	- 57	8 1½	45 2½	- 9½	6½	11 -	19 -	1 10½	65 1	15 5	17 5½	5 9½	40 4	4 5	2 -½	3	59 10½	41 6½	22 2	4 10	5 9	5 6	5 9
1827	- 55	4½ 1½	43 6	- 8½	5½	10 6	25 -	1 8	64 10	4 10	13 8½	5 10	41 5½	4 3½	1 10½	3	48 3	39 10½	21 4	4 10	5 9	5 6	5 9
1828	- 50	7½ 1½	46 -½	- 8½	5½	9 6	18 6	1 10	61 7	None bought.	13 1	5 10½	40 8½	4 3	1 9½	3	45 9	38 1	20 7	4 10	5 8	5 5	5 8
1829	- 46	3½ 2½	55 10½	- 8	5	8 9	18 6	1 8	61 10½	5 9	13 4	5 6½	36 7	3 9½	1 9½	3	45 9	38 6½	these years.	4 9	5 8	5 5	5 5
1830	- 43	6 1½	54 11	- 6½	4	8 -	16 11	1 8	56 1½	None bought.	12 6½	5 3½	32 11	3 6	1 6½	3	37 10½	38 6½	None supplied in	4 9	5 6	5 4	5 6
1831	- 44	3½ 2½	60 5½	- 9½	4½	9 -	17 6	1 8	70 5½	5 11	16 -½	6 -	27 -	3 6	1 6½	3	37 10½	40 11½	per ton.	4 9	5 5	5 3	5 6
1832	- 46	2½ 1½	53 1	- 8½	3½	8 9	17 -	1 8	58 8	6 15	13 1½	5 2½	24 3	3 4½	1 7½	3	39 3½	43 4	4 9	5 5	5 5	5 3	5 6

The preceding Account—continued.

PRICES PAID AT BETHLEM HOSPITAL, (Average.)							PRICES paid by COMMISSARIAT.	
YEARS.	Meat.	Cheese.	Butter.	Milk.	Bread.	Coals.	Meat.	Bread.
	Per Stone.	Per Cwt.	Per 56 lbs.	Per Gallon.	Per Half-peck Loaf.	Per Chaldron.	Per lb.	Per 4 lb. Loaf.
	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	d.	d.
1815	- 4 5	82 10	78 8	1 4	- 1 11	50 10	—	—
1816	- 3 7½	73 —	60 1	1 4	- 2 1¾	43 9	—	—
1817	- 3 3¼	62 5	58 2	1 4	- 2 8½	50 9	—	—
1818	- 4 -½	77 6	71 8	1 4	- 2 -½	44 —	—	—
1819	- 5 -½	81 5	66 9	1 4	1 9	46 2	5 7/10	6 6/10
1820	- 5 2	69 8	62 3	1 4	1 9	45 9	5 4/10	6 1/10
1821	- 3 7	66 — per lb.	56 8	1 4	1 7½	39 6	4 4/10	5 ½
1822	- 2 8½	- 6¾	48 11	1 2½	1 4¼ per 8 lbs.	37 3	3 1/10	4 3/10
1823	- 3 8	- 7½	52 8	1 1	1 4	42 —	3 ½	4 ½
1824	- 3 8½	- 8	53 8	1 1	1 7	38 6	3 ¾	5 ¼
1825	- 4 8½	- 9 1/8	57 1	1 1	Since 1825 bread has been made in the hospital, with flour ground at the tread-wheel erected at Bride- well hospital.	42 9	4 ¾	5 9/10
1826	- 4 7½	- 8½	57 1½	1 1		34 9	5	5 ¾
1827	- 4 8	- 8½	55 4	1 1		34 —	4 9/10	5 ½
1828	- 4 3½	- 8¾	52 —	1 1		35 —	4 ½	5 ¾
1829	- 3 9	- 8	49 9	1 1		35 3	4 3/10	6 ½
1830	- 3 5	- 6¾	53 11	1 1		33 10	4	5 9/10
1831	- 4 1½	- 7	53 10½	1 1		29 — per ton.	3 ¾	6 3/10
1832	- 3 10½	- 7½	53 4	1 1		22 6	4 1/8	5 ½

Board of Trade, }
21 May 1833. }

G. R. Porter.

Appendix, No. 2.

SUMMARY of the ANSWERS and RETURNS made under the various Acts of Parliament for
HOUSES, INHABITED; UNINHABITED, and BUILDING; the Number of FAMILIES Residing in
and Females living in each County of *England*,

COUNTIES.					AREA.	HOUSES.			
					English. Statute Acres.	INHABITED.			
						1801.	1811.	1821.	1831.
BEDFORD	-	-	-	-	297,632	11,888	13,286	15,412	17,978
BERKS	-	-	-	-	472,270	20,573	22,104	24,705	28,032
BUCKS	-	-	-	-	463,820	20,443	21,929	24,876	28,159
CAMBRIDGE	-	-	-	-	536,853	16,139	17,232	20,869	26,712
CHESTER	-	-	-	-	649,050	34,482	41,187	47,094	60,748
CORNWALL	-	-	-	-	854,770	32,906	37,971	43,873	53,521
CUMBERLAND	-	-	-	-	969,490	21,573	24,002	27,246	31,017
DERBY	-	-	-	-	663,180	31,822	35,658	40,054	46,098
DEVON	-	-	-	-	1,636,450	57,955	62,318	71,486	81,999
DORSET	-	-	-	-	627,220	21,437	23,210	25,926	29,307
DURHAM	-	-	-	-	679,530	27,195	29,033	32,793	40,740
ESSEX	-	-	-	-	979,000	38,371	42,829	49,978	57,152
GLOUCESTER	-	-	-	-	790,470	46,457	52,042	60,881	71,254
HEREFORD	-	-	-	-	543,800	17,003	18,572	20,061	21,907
HERTFORD	-	-	-	-	400,370	17,681	20,345	23,178	26,549
HUNTINGDON	-	-	-	-	241,690	6,841	7,566	8,879	9,990
KENT	-	-	-	-	972,240	51,585	62,063	70,507	82,144
LANCASTER	-	-	-	-	1,117,260	114,270	144,283	176,449	228,130
LEICESTER	-	-	-	-	511,340	25,992	30,019	34,775	40,354
LINCOLN	-	-	-	-	1,663,850	41,395	46,368	53,813	61,615
MIDDLESEX	-	-	-	-	179,590	112,912	130,613	152,969	180,493
MONMOUTH	-	-	-	-	324,310	8,948	11,776	13,211	18,612
NORFOLK	-	-	-	-	1,292,300	47,617	51,776	62,274	74,793
NORTHAMPTON	-	-	-	-	646,810	26,665	28,318	32,503	36,322
NORTHUMBERLAND	-	-	-	-	1,165,430	26,518	28,258	31,526	35,726
NOTTINGHAM	-	-	-	-	525,800	25,611	31,344	35,022	44,936
OXFORD	-	-	-	-	467,380	20,599	22,702	25,594	29,334
RUTLAND	-	-	-	-	97,500	3,274	3,325	3,589	3,935
SALOP	-	-	-	-	864,360	31,182	35,506	38,663	42,633
SOMERSET	-	-	-	-	1,028,090	48,040	52,462	61,852	71,325
SOUTHAMPTON	-	-	-	-	1,018,550	38,345	43,210	49,516	56,526
STAFFORD	-	-	-	-	736,290	45,198	55,080	63,319	78,049
SUFFOLK	-	-	-	-	918,760	32,253	37,227	42,773	50,139
SURREY	-	-	-	-	474,480	46,072	55,434	64,790	80,070
SUSSEX	-	-	-	-	907,920	25,272	29,561	36,283	45,505
WARWICK	-	-	-	-	567,930	40,847	44,940	55,082	68,253
WESTMORLAND	-	-	-	-	485,990	7,897	8,736	9,243	10,353
WILTS	-	-	-	-	869,620	29,462	37,244	41,702	46,281
WORCESTER	-	-	-	-	459,710	26,711	30,206	34,738	41,646
YORK, East Riding	-	-	-	-	711,360	25,781	30,341	34,390	32,681
North Riding	-	-	-	-	1,275,820	31,512	32,776	35,765	38,116
West Riding	-	-	-	-	1,629,890	111,146	125,264	154,314	190,484
TOTALS					31,770,615	1,467,870	1,678,106	1,951,973	2,326,024

Appendix, No. 2.

taking an Account of the POPULATION of *Great Britain*, so far as relates to the Number of such as are Inhabited; the OCCUPATIONS of those Families; and the Total Number of Males as enumerated in the Years 1801, 1811, 1821 and 1831.

HOUSES.

FAMILIES.				BUILDING.			UNINHABITED.			
1801.	1811.	1821.	1831.	1811.	1821.	1831.	1801.	1811.	1821.	1831.
13,980	14,927	17,373	20,016	139	105	171	185	219	202	324
23,416	25,051	27,700	31,081	129	154	234	622	563	622	975
23,384	25,201	28,867	31,849	119	148	134	543	457	549	807
19,262	21,022	25,603	30,210	93	217	161	312	257	247	634
37,613	44,502	52,024	64,955	250	414	406	1,139	1,239	1,212	2,818
39,040	44,189	51,202	59,816	440	535	758	1,472	1,400	1,820	2,538
25,893	28,390	31,804	34,820	130	155	213	872	550	908	1,512
33,660	37,440	42,404	48,320	222	305	357	1,369	1,196	1,072	1,989
72,559	79,415	90,714	101,911	766	756	1,381	3,235	2,475	3,082	4,220
24,142	26,821	30,312	33,614	171	278	310	825	841	766	1,200
38,109	39,288	45,940	54,736	152	257	345	1,171	890	966	1,570
46,784	51,643	59,629	65,319	255	298	354	1,027	1,012	1,164	1,860
55,133	62,092	72,156	83,446	782	705	794	1,715	1,998	2,555	4,263
18,822	20,081	21,917	23,565	154	132	159	941	724	804	869
20,092	22,744	26,170	29,250	131	172	119	491	436	509	699
8,150	8,808	10,397	11,278	23	46	40	135	153	168	290
65,967	76,265	85,399	97,142	628	511	842	1,413	1,671	3,186	3,818
132,147	161,899	203,173	260,025	807	1,735	2,842	3,394	4,269	5,759	11,266
27,967	31,480	36,806	42,142	212	225	174	742	630	1,141	1,841
42,629	50,904	58,760	65,903	276	302	268	1,094	1,099	979	1,968
199,854	222,010	261,871	314,039	2,811	2,879	3,919	5,171	4,326	7,327	14,413
9,903	12,513	14,122	19,911	158	166	170	417	361	520	987
57,930	62,815	74,497	84,232	275	525	439	1,523	1,031	1,269	2,868
29,361	30,860	35,552	39,163	138	179	154	736	539	527	882
35,503	37,743	43,128	48,364	168	190	220	1,534	1,126	1,166	1,509
30,081	33,514	38,603	47,117	164	288	456	542	954	859	1,701
23,750	25,006	28,841	31,770	116	245	197	594	499	531	849
3,563	3,558	3,936	4,191	15	25	22	87	77	61	99
34,501	39,459	41,636	46,427	219	179	253	929	1,129	1,012	1,415
57,013	62,943	73,537	84,571	653	850	939	2,136	1,672	1,974	3,632
45,331	50,916	57,943	64,652	441	287	522	912	1,030	1,943	2,017
48,185	62,537	68,780	83,593	423	429	573	1,995	1,537	2,326	4,088
43,481	47,634	55,064	61,533	155	270	259	552	624	656	1,141
63,673	72,559	88,806	109,077	1,360	1,096	1,073	1,514	1,690	2,741	6,102
30,755	36,014	43,565	52,716	288	576	620	721	1,119	1,272	1,859
44,028	49,066	60,123	72,357	308	403	782	2,936	909	2,408	3,882
9,026	9,406	10,438	10,984	45	113	44	315	283	301	421
30,527	41,844	47,684	51,659	234	294	321	1,127	1,037	1,129	1,897
29,741	34,124	39,006	45,512	256	232	302	1,109	804	980	2,066
31,544	36,221	40,499	36,960	132	190	268	681	947	1,277	1,970
34,542	35,856	38,731	40,760	123	148	117	1,014	668	835	2,026
117,379	133,601	161,466	198,646	827	1,275	1,676	4,723	3,484	7,230	12,147
1,778,420	2,012,391	2,346,717	2,745,336	15,188	18,289	23,462	53,965	47,925	66,055	113,385

* continued on following pages.

The preceding Account—continued.

COUNTIES repeated.	OCCUPATIONS.								
	Families chiefly employed in Agriculture.			Families chiefly employed in Trade, Manufactures or Handicraft.			All other Families not comprised in the Two preceding Classes.		
	1811.	1821.	1831.	1811.	1821.	1831.	1811.	1821.	1831.
Bedford - -	9,431	10,754	11,364	4,155	4,827	5,137	1,341	1,792	3,515
Berks - -	13,409	14,769	14,047	7,584	8,773	9,884	4,058	4,158	7,150
Bucks - -	13,933	16,640	16,893	8,424	8,318	8,395	2,844	3,909	6,561
Cambridge - -	12,831	15,536	16,093	5,303	6,964	8,213	2,888	3,103	5,904
Chester - -	16,396	18,120	16,397	23,043	27,105	34,997	5,063	6,799	13,561
Cornwall - -	17,465	19,302	18,351	10,954	15,543	13,382	15,770	16,357	28,033
Cumberland - -	10,868	11,297	10,630	11,448	13,146	12,026	6,074	7,361	12,164
Derby - -	14,283	14,582	13,324	15,825	20,505	20,788	7,332	7,317	14,208
Devon - -	33,044	37,037	35,505	30,977	33,985	33,339	15,394	19,692	33,067
Dorset - -	12,982	14,821	14,601	9,607	10,811	10,106	4,232	4,680	8,907
Durham - -	10,288	9,427	8,408	17,094	20,212	18,511	11,906	16,301	27,817
Essex - -	28,517	33,206	34,589	14,182	17,160	18,282	8,944	9,263	12,448
Gloucester - -	20,782	23,170	21,185	29,988	35,907	33,179	11,322	13,079	29,082
Hereford - -	12,599	13,558	12,888	5,044	5,633	6,105	2,438	2,726	4,572
Hertford - -	11,998	13,485	13,268	7,192	7,935	8,552	3,554	4,750	7,430
Huntingdon - -	5,361	6,435	6,231	2,205	2,937	2,940	1,242	1,025	2,107
Kent - -	27,077	30,869	31,667	27,996	30,180	29,419	21,192	24,890	36,056
Lancaster - -	23,305	22,723	24,696	114,522	152,271	173,693	24,072	28,179	61,636
Leicester - -	11,700	13,028	12,352	17,027	20,297	22,984	2,753	3,481	6,806
Lincoln - -	29,881	34,900	35,749	13,124	15,845	17,284	7,839	8,015	12,870
Middlesex - -	9,088	9,393	9,882	135,398	161,356	173,822	77,524	91,122	130,335
Monmouth - -	5,815	6,020	5,614	4,812	6,147	8,626	1,916	1,955	5,671
Norfolk - -	31,454	36,368	37,610	23,082	26,201	28,871	8,279	11,928	17,751
Northampton - -	15,235	18,974	18,334	12,100	11,695	12,895	3,325	4,883	7,934
Northumberland - -	10,945	11,567	10,127	16,547	20,565	14,246	10,251	10,996	23,991
Nottingham - -	12,293	13,604	13,351	18,928	21,832	25,578	2,293	3,107	8,188
Oxford - -	13,646	15,965	15,304	7,653	8,971	9,454	3,705	3,905	7,012
Rutland - -	2,025	2,410	2,299	1,028	1,034	1,102	505	492	790
Salop - -	16,693	18,414	17,096	16,741	17,485	16,210	6,022	5,737	13,121
Somerset - -	27,472	31,448	30,452	23,732	27,132	28,230	11,739	14,957	25,889
Southampton - -	21,401	24,303	22,761	18,024	19,810	20,983	11,491	13,829	20,908
Stafford - -	18,361	18,285	18,156	34,011	42,435	43,648	10,165	8,060	21,789
Suffolk - -	26,406	30,795	31,491	15,180	17,418	18,116	6,048	6,851	11,926
Surrey - -	12,417	14,944	14,647	35,160	46,811	49,616	24,982	27,051	44,814
Sussex - -	19,778	21,920	22,450	10,754	15,463	17,489	5,482	6,182	12,777
Warwick - -	15,131	16,779	15,880	29,775	39,189	43,291	4,160	4,155	13,186
Westmorland - -	4,613	5,096	4,454	2,870	3,801	4,116	1,923	1,541	2,414
Wilts - -	22,657	24,972	25,045	14,857	16,982	15,627	4,330	5,730	10,987
Worcester - -	13,818	14,926	14,654	16,865	18,566	19,030	3,441	5,514	11,828
YORK, East Riding	14,517	15,480	13,025	12,926	16,637	10,825	8,778	8,382	13,110
North Riding	16,570	16,737	17,964	10,864	11,570	11,298	8,422	10,424	11,498
West Riding	30,868	31,613	31,188	86,522	108,841	118,733	16,211	21,012	48,725
TOTALS - -	697,353	773,732	761,348	923,588	1,118,295	1,182,912	391,450	454,690	801,076

Board of Trade, }
30 May 1833. }

* continued from preceding page.

PERSONS.

MALES.				FEMALES.				TOTAL.			
1801.	1811.	1821.	1831.	1801.	1811.	1821.	1831.	1801.	1811.	1821.	1831.
30,523	33,171	40,385	46,450	32,870	37,042	43,331	49,033	63,393	70,213	83,716	95,483
52,821	57,360	65,546	72,553	56,394	60,917	66,431	72,836	109,215	118,277	131,977	145,389
52,094	56,208	64,867	71,734	55,350	61,442	69,201	74,795	107,444	117,650	134,068	146,529
44,081	50,756	60,301	72,031	42,265	50,353	61,608	71,924	89,346	101,109	121,909	143,955
92,759	110,841	132,952	164,133	98,992	116,190	137,146	170,258	191,571	227,031	270,098	334,391
89,868	103,310	124,817	146,213	98,401	113,357	132,630	154,725	188,269	216,667	257,447	300,988
54,377	63,433	75,600	81,971	62,853	70,311	80,524	87,710	117,230	133,744	156,124	169,681
79,401	91,494	105,873	117,740	81,741	93,993	107,460	119,430	161,142	185,487	213,333	237,170
157,240	179,553	208,229	235,789	185,761	203,755	230,811	258,689	343,001	383,308	439,040	494,478
53,667	57,717	68,934	76,536	61,652	66,976	75,565	82,716	115,319	124,693	144,499	159,252
74,770	83,671	99,100	121,748	85,591	93,954	108,573	132,162	160,361	177,625	207,673	253,910
111,356	124,839	144,909	159,015	115,081	127,634	144,515	158,492	226,437	252,473	289,424	317,507
117,180	133,192	160,451	185,118	133,629	152,322	175,392	201,901	250,809	285,514	335,843	387,019
43,955	46,404	51,552	55,838	45,236	47,669	51,691	55,373	89,191	94,073	103,243	111,211
48,063	55,023	64,121	71,395	49,514	56,631	65,593	71,946	97,577	111,654	129,714	143,341
18,521	20,402	24,020	26,377	19,047	21,806	24,751	26,815	37,568	42,208	48,771	53,192
151,374	183,500	209,833	234,572	156,250	189,595	216,183	244,583	307,624	373,095	426,016	479,155
322,356	394,104	512,476	650,389	350,375	434,205	540,383	686,465	672,731	828,309	1,052,859	1,336,854
63,943	73,366	86,390	97,556	66,138	77,053	88,181	99,447	130,081	150,419	174,571	197,003
102,445	117,022	141,570	158,858	106,112	120,869	141,488	158,607	208,557	237,891	283,058	317,465
373,655	434,633	533,573	631,410	444,474	518,643	610,958	726,920	818,129	953,276	1,144,531	1,358,330
22,173	30,987	37,278	51,095	23,409	31,140	35,555	47,035	45,582	62,127	71,833	98,130
129,842	138,089	166,892	189,323	143,529	153,910	177,476	200,731	273,371	291,999	344,368	390,054
63,417	68,279	79,575	87,949	68,340	73,074	82,908	91,387	131,757	141,353	162,483	179,336
73,357	80,385	95,354	106,147	83,744	91,776	103,611	116,765	157,101	172,161	198,965	222,912
68,558	79,057	91,491	110,457	71,792	83,843	95,382	114,870	140,350	162,900	186,873	225,327
53,786	59,132	68,817	76,387	55,894	60,059	68,154	75,769	109,620	119,191	136,971	152,156
7,978	7,931	9,223	9,721	8,378	8,449	9,264	9,664	16,356	16,380	18,487	19,385
82,563	95,842	102,056	111,017	85,076	98,456	104,097	111,921	167,639	194,298	206,153	222,938
126,927	141,449	170,199	194,316	146,823	161,731	185,115	209,884	273,750	303,180	355,314	404,200
105,667	118,855	138,372	152,082	113,989	126,225	144,925	162,198	219,656	245,080	283,298	314,280
118,698	148,073	171,668	206,921	120,455	147,080	169,372	203,591	239,153	295,153	341,040	410,512
101,091	111,988	132,410	145,769	109,340	122,223	138,132	150,548	210,431	234,211	270,524	296,317
127,138	151,811	189,471	230,860	141,905	172,040	208,787	255,474	269,043	323,851	398,658	486,334
78,797	94,188	116,705	135,333	80,514	95,895	116,314	137,007	159,311	190,083	233,019	272,340
99,942	109,539	133,127	165,576	108,248	119,196	140,565	171,034	208,190	228,735	274,392	336,610
20,175	22,838	25,513	27,576	21,442	23,084	25,846	27,465	41,617	45,922	51,359	55,041
87,380	91,560	108,213	117,622	97,727	102,268	113,944	122,534	185,107	193,828	222,157	240,156
67,631	78,033	90,259	103,383	71,702	82,513	94,165	107,982	139,333	160,546	184,424	211,365
67,457	81,205	92,761	82,142	71,976	86,148	97,688	86,749	139,433	167,353	190,449	168,891
74,904	74,686	90,153	93,203	80,602	77,759	93,288	97,553	155,506	152,445	183,381	190,756
276,005	321,837	397,542	485,812	287,948	331,478	401,815	490,538	563,953	650,315	799,357	976,350
3,987,935	4,575,763	5,483,679	6,376,627	4,343,499	4,963,064	5,777,758	6,714,378	8,331,434	9,538,827	11,261,437	13,091,005

G. R. Porter.

Appendix, No. 3.

AN ACCOUNT of the Quantities of HIDES and SKINS charged with DUTY of EXCISE, in

GREAT BRITAIN

YEARS.	TANNED.				TAWED			
	All Hides whatsoever.	Goat Skins.	Sheep Skins.	Other Skins, and Parts, and Pieces.	Horse Hides.	Cow Hides.	Calf Skins, Kips, and Seal Skins.	Slink Calf with Hair.
	lbs.	Dozens.	Dozens.	lbs.	Number.	Number.	lbs.	Dozens.
1815 -	47,008,181	964	28,407	2,523	33,985	984	4,627	159
1816 -	43,921,356	27,821	46,186	4,357	35,253	1,021	4,853	180
1817 -	46,303,904	29,007	56,869	5,099	42,433	865	6,885	177
1818 -	48,003,061	27,997	66,106	3,703	38,672	812	13,590	164
1819 -	48,673,140	23,214	60,208	4,456	35,848	745	8,864	156
1820 -	46,925,386	18,837	54,799	5,809	29,960	784	11,773	170
1821 -	46,898,879	17,994	62,967	2,724	25,818	731	9,303	167
1822 -	48,259,199	16,930	69,600	7,241	29,838	626	10,093	190
1823 -	54,153,814	17,936	77,813	8,950	38,945	803	14,337	276
1824 -	59,648,658	17,645	80,767	4,433	46,540	918	15,204	293
1825 -	58,587,478	16,083	84,528	5,413	48,088	796	17,215	271
1826 -	50,258,563	11,015	61,232	2,109	42,976	804	12,723	235
1827 -	53,351,713	15,249	72,711	6,436	45,226	740	11,041	204
1828 -	56,281,095	17,230	83,254	8,053	29,980	657	22,450	161
1829 -	52,203,705	14,608	70,627	4,849	28,320	718	28,010	188
Half-year to 5 July 1830 }	16,937,183	6,231	27,859	543	12,807	316	12,280	88

IRELAND

1825 -	6,907,884	925	3,235	2,378	376	-	-	159	3
1826 -	7,322,284	451	1,871	78	162	-	-	584	-
1827 -	7,315,744	745	2,474	114	90	-	-	100	-
1828 -	7,568,282	557	2,160	51	28	-	-	76	-
1829 -	7,315,633	491	1,986	385	73	-	-	14	-
Half-year to 5 July 1830 }	2,319,691	257	796	9	12	-	-	-	-

Note.—Prior to the Year 1825, these duties were charged in Ireland according to the cubic content of the tan-period. From 5th July 1830, the duties on

Board of Trade, }
31 May 1833. }

Appendix, No. 3.

each Year from 1815 to 1830 (exclusive of Foreign); distinguishing *English* from *Irish*.

GREAT BRITAIN—continued.

TAWED.					DRESSED IN OIL.				
Slink Calf with hair, Dog and Kid Skins.	Buck and Doe Skins.	Goat and Beaver Skins.	Sheep and Lamb Skins.	Other Skins, and Parts and Pieces.	Buck, Deer and Elk Skins.	Sheep and Lamb Skins.	Other Skins, and Parts and Pieces.	Vellum.	Parchment.
Dozens.	lbs.	Dozens.	lbs.	lbs.	lbs.	lbs.	lbs.	Dozens.	Dozens.
14,880	340	1,326	1,609,773	2,740	54,897	836,640	199,822	1,162	41,038
21,673	334	648	1,387,426	2,979	37,613	717,033	109,149	2,319	37,972
22,845	368	818	1,580,906	2,157	81,185	835,452	129,255	2,772	43,720
24,041	693	656	1,629,814	2,111	79,996	839,448	23,528	2,447	40,371
27,074	354	563	1,551,125	2,562	69,336	723,054	10,950	1,506	36,151
28,473	407	352	1,498,329	2,363	45,062	682,741	67,084	1,767	35,970
31,170	406	376	1,648,497	1,962	39,257	738,738	70,504	2,483	41,371
30,123	494	441	1,808,508	2,093	38,825	824,124	19,513	2,844	38,519
34,469	713	540	2,084,822	3,422	26,251	804,529	96,891	2,663	38,957
41,892	892	571	2,325,557	3,306	63,154	761,483	142,906	3,089	42,734
26,654	816	690	2,271,678	3,471	62,118	758,903	259,556	3,511	46,018
11,332	855	692	831,545	3,250	49,077	514,203	165,165	3,950	45,973
Duty on Kid Skins repealed.			Duty repealed.						
896	1,236	843	-	2,844	49,225	585,917	117,628	3,056	46,377
709	1,184	456	-	2,462	38,607	621,466	78,547	2,965	46,867
992	1,452	372	-	2,767	32,962	520,183	28,530	2,712	38,222
342	420	93	-	950	16,028	96,021	8,131	871	13,866

IRELAND—continued.

3,897	11	45	16,470	4	264	9,651	181	22	3,136
1,240	-	5	6,806	-	589	9,566	24	86	2,752
Duty on Kid Skins repealed.			Duty repealed.						
-	-	-	-	-	1,342	11,141	195	29	4,113
-	-	-	-	-	1,348	9,788	13	50	4,434
-	-	-	-	-	316	4,438	2	16	3,330
-	-	-	-	-	44	771	-	11	1,351

pit, and not on the manufactured article, consequently no account of the quantities can be rendered previous to that
hides and skins were wholly repealed.

G. R. Porter.

Appendix, No. 4.

AN ACCOUNT of the QUANTITY of each description of AGRICULTURAL PRODUCE Imported into *Liverpool* from *Ireland*, in each of the Years 1831 and 1832.

DESCRIPTION OF PRODUCE.	1831.	1832.
Cows - - - - - number	90,715	69,624
Calves - - - - - —	1,196	1,694
Horses - - - - - —	296	679
Mules - - - - - —	243	29
Sheep - - - - - —	134,762	74,260
Lambs - - - - - —	25,725	24,077
Pigs - - - - - —	156,001	149,090
Eggs - - - - - crates	2,506	4,097
Wheat - - - - - quarters	277,060	338,649
Oats - - - - - —	380,679	325,720
Barley - - - - - —	21,328	14,486
Rye - - - - - —	613	213
Beans - - - - - —	8,452	7,927
Peas - - - - - —	1,724	1,233
Malt - - - - - —	6,850	6,009
Meal - - - - - loads	149,816	169,817
Flour - - - - - sacks	93,154	177,252
Bacon - - - - - bales	13,099	10,771
Pork - - - - - barrels	14,544	11,555
Ditto - - - - - half ditto	936	2,040
Beef - - - - - tierces	6,391	7,833
Ditto - - - - - barrels	1,189	1,211
Hams - - - - - hhds.	590	817
Butter - - - - - cools	5,754	10,348
Ditto - - - - - firkins	258,027	292,830
Ditto - - - - - half ditto	19,217	15,861
Lard - - - - - tierces	465	693
Ditto - - - - - firkins	5,542	10,800

Board of Trade, }
31 May 1833. }

G. R. Porter.

Appendix, No. 5.

RETURN of the Number of STOCK, (distinguishing the various kinds ;) and of BUTTER, BEEF, PORK, BACON and HAMS, brought to *Great Britain* from *Ireland*, in each Year commencing with 1815 and ending with 1825, being the latest period to which the same can be given under the Regulations adopted for giving effect to the Law which places the Commercial Intercourse between *Great Britain* and *Ireland* on the footing of a Coasting Trade.

Years.	Cows and Oxen.	Swine.	Horses.	Sheep.	Butter.	Beef.	Pork.	Bacon and Hams.
	No.	No.	No.	No.	Cwts.	Barrels.	Barrels.	Cwts.
1815	33,809	127,570	1,283	26,502	337,378	60,307	105,766	213,569
1816	31,752	83,618	801	34,483	303,964	39,495	59,284	219,998
1817	45,301	24,193	848	29,460	320,180	105,555	89,941	179,093
1818	58,165	23,960	2,142	25,152	381,554	80,587	87,992	212,740
1819	52,175	61,759	2,994	19,710	433,174	70,504	86,650	221,309
1820	39,014	99,107	2,552	24,159	490,845	52,591	105,973	260,549
1821	26,725	104,501	2,392	25,310	413,088	65,905	96,449	362,846
1822	34,659	65,037	1,089	35,685	377,651	43,139	72,148	238,985
1823	46,351	82,789	2,277	55,158	466,834	69,079	84,442	341,515
1824	62,314	73,027	2,081	61,137	431,175	54,810	75,525	312,000
1825	63,519	65,919	3,130	72,161	425,670	63,507	83,783	361,139

Note.—This Account, although not official, is deserving of credit, having been compiled from documents in the possession of the managers of the Steam Navigation Company, on board whose vessels the greater part of the produce was imported.

Board of Trade, }
31 May 1833. }

G. R. Porter.

Appendix, No. 6.

Admiralty, 16 May 1833.

A STATEMENT showing the Quantities and Prices of IRISH SALTED BEEF and Pork, contracted for during the last Twenty Years; viz., from 1813 to 1832 inclusive.

DATES OF CONTRACTS.	SALTED BEEF.				SALTED PORK.			
	Equal to Tierces of 38 Pieces of 8 lbs. each.	Price per Tierce.		Equal to Tierces of 80 Pieces of 4 lbs. each.	Price per Tierce.			
		From	To		From	To		
		£. s. d.	£. s. d.		£. s. d.	£. s. d.		
1813—May - - - 13	11,593	9 18 6	10 12 6	16,712	14 10 -	-		
August 11, for Gibraltar	1,413	11 9 6	- - -	194	12 1 7	-		
September - - 7	34,000	10 19 5	11 13 2	39,500	10 19 5	11 15 5		
1814—October - - 1	16,500	8 8 6	10 - - -	21,700	7 8 -	8 14 4		
1815—No Salt-meat contracts this year.	—	—	—	—	—	—		
1816—November - - 8	5,000	5 5 -	- - -	8,000	5 5 -	-		
1817—September - - 24	14,400	5 19 5	7 5 -	15,500	6 17 6	8 4 5		
1818—September - - 15	10,000	6 17 4	8 7 6	10,000	8 2 6	8 18 -		
1819—September - - 16	14,000	7 12 6	- - -	14,000	7 12 6	-		
1820—September - - 11	5,000	5 9 6	6 5 10	5,000	5 7 3	5 11 5		
1821—September - - 25	2,997	5 7 -	- - -	2,984	4 7 -	-		
1822—September - - 27	8,500	4 11 10	- - -	7,000	4 16 8	-		
Including all required for Gibraltar and West Indies, for one year.								
1823—March - - - 12	1,500	6 - - -	- - -	2,000	4 19 4½	-		
— September - - 26	- - -	5 15 -	- - -	- - -	5 15 -	-		
All required for Gibraltar and West Indies, for one year.								
— December - - 9	1,400	5 5 -	5 13 10	—	—	—		
— December - - 27	1,200	5 4 6	5 5 -	5,500	6 8 -	-		
1824—September - - 24	8,000	6 2 6	- - -	5,000	6 2 6	-		
And in addition all required for Gibraltar and West Indies, for one year.	- - -	6 2 6	- - -	- - -	6 2 6	-		
— October - - - 21	553	5 5 4	- - -	—	—	-		
1825—September - - 23	13,000	7 19 -	- - -	16,000	7 19 -	-		
And in addition all required for Gibraltar and West Indies, for one year.	- - -	7 19 -	- - -	- - -	7 19 -	-		
1826—September - 12-16	4,000	6 7 6	- - -	6,000	6 7 6	-		
And in addition for all required for Gibraltar, for one year.	- - -	7 13 4	- - -	- - -	7 13 4	-		
And in addition for all required for the West Indies, for one year.	- - -	7 11 -	- - -	- - -	7 5 -	-		
1827—September - - 27	1,100	6 7 -	6 7 5	3,600	4 10 -	5 14 6		
— October - - - 5	6,000	5 19 11	6 1 6	8,500	5 10 -	6 1 6		
— October - - - 16	1,500	6 6 -	6 7 6	1,995	5 5 -	5 13 -		
1828—September - - 25	13,000	6 7 6	- - -	13,000	6 7 6	-		
1829—September - - 22	13,000	5 11 11	- - -	13,000	5 13 7	-		
1830—September - - 22	4,000	4 15 3½	- - -	8,000	4 15 3½	-		
1831—September - - 13	4,000	5 19 8	- - -	1,200	5 19 8	-		
1832—September - - 20	8,000	6 4 -	- - -	5,500	6 4 -	-		

James Meek,

Comptroller of Victualling.

Appendix, No. 7.

COMPARATIVE STATEMENT

Of the NUMBER and OCCUPATION of FAMILIES in *England, Wales and Scotland*, in the Years 1811, 1821, and 1831, according to the POPULATION RETURNS of those Years respectively; also the Proportions expressed in Centesimal Parts.

	At the End of May in each Year.	TOTAL FAMILIES.	Employed in AGRICULTURE.	Employed in TRADE, MANU- FACTURE, &c.	All other FAMILIES.	EXPRESSED IN CENTESIMAL PARTS.				
						YEAR.	TOTAL.	AGRICUL- TURE.	TRADE, &c.	OTHERS.
ENGLAND	1811	2,012,391	697,353	923,588	391,450	1811	100	34.7	45.9	19.4
	1821	2,346,717	773,732	1,118,295	454,690	1821	100	33.0	47.6	19.4
	1831	2,745,336	761,348	1,182,912	801,076	1831	100	27.7	43.1	29.2
WALES	1811	129,756	72,846	36,044	20,866	1811	100	56.2	27.7	16.1
	1821	146,706	74,225	41,680	30,801	1821	100	50.6	28.5	20.9
	1831	166,538	73,195	44,702	48,641	1831	100	43.9	26.9	29.2
SCOTLAND	1811	402,068	125,799	169,417	106,852	1811	100	31.3	42.1	26.6
	1821	447,960	130,699	190,264	126,997	1821	100	29.2	42.5	28.3
	1831	502,301	126,591	207,259	168,451	1831	100	25.2	41.3	33.5

1 July 1833.

J. Rickman.

Appendix, No. 8.

STATEMENT of the PRICES of *British Staple Articles*; PRICES (exclusive of Duty) of *West India* and *Spanish Main Produce*; and PRICES (exclusive of Duty) of *East India Produce*; for Eight Years, from 1826 to 1833.

STATEMENT OF THE PRICES OF BRITISH STAPLE ARTICLES.

From the London Mercantile Price Current, First Week in January, }	1826.	1827.	1828.	1829.	1830.	1831.	1832.	1833.	Fall from 1826.	Rise from 1826.
	£. s. d.	£. s. d.	£. s. d.	£. s. d.	£. s. d.	£. s. d.	£. s. d.	£. s. d.	P' ct.	P' ct.
Alum - - - ton	15 - -	16 - -	16 - -	15 15 -	15 - -	13 10 -	10 - -	9 10 -	36	
Coals, Newcastle, chal. } Sunderland - }	2 2 6 2 4 -	1 10 3 1 11 6	1 12 9 1 14 -	1 12 - 1 13 -	1 11 - 1 14 -	1 11 - 1 12 -	No duty. 1 9 9 1 11 3	17/3 p' ton or 21/6 p' ch. }	50	
(Exclusive of duty of 6s.) }										
Copper, in sheets lb.	- 1 2½	- 1 -	- 1 -	- - 11½	- - 11	- - 10	- - 10	- - 11	24	
Copperas, green cwt.	- 4 -	- 5 -	- 5 -	- 5 -	- 5 -	- - -	- 5 -	- 3 9	6	
Corn:—Wheat, Kent & Essex - - - qr.	3 5 -	3 2 -	3 2 -	4 6 -	3 10 -	3 18 -	3 10 -	2 18 -	10	
Flour - - - sack	3 - -	2 8 -	2 10 -	3 15 -	3 - -	3 3 -	3 3 -	2 10 -	16	
— Inferior - - -	2 13 -	2 5 -	2 4 -	3 10 -	2 10 -	2 14 -	2 13 -	2 5 -	15	
Oats, feeding - - - qr.	1 7 -	1 12 -	1 5 -	1 8 -	1 4 -	1 7 -	1 4 -	1 1 -	22	
Barley - - - -	1 15 -	1 18 -	1 13 -	2 2 -	1 15 -	1 18 -	1 10 -	1 12 -	8	
Beans, tick - - -	2 5 -	2 9 -	2 4 -	1 19 -	1 14 -	1 19 -	1 18 -	1 15 -	22	
— small - - -	2 10 -	2 13 -	2 11 -	2 3 -	2 2 -	2 3 -	2 2 -	1 17 -	26	
Peas, hog - - -	2 8 -	2 10 -	2 2 -	2 - -	1 17 -	1 19 -	1 18 -	1 17 -	22	
Rye - - - -	1 16 -	1 18 -	1 12 -	2 2 -	1 13 -	2 - -	1 18 -	1 16 -	—	
Malt - - - -	3 10 -	3 2 -	2 18 -	3 6 -	2 18 -	3 6 -	3 6 -	2 16 -	20	
Drugs:										
Arsenic, white cwt.	2 2 -	2 2 -	2 2 -	2 2 -	2 2 -	2 2 -	2 - -	1 14 -	19	
Aquafortis - lb.	- - 8	- - 8	- - 5	- - 5	- - 5	- - 5	- - 5	- - 5	37	
Borax, refined -	- 1 4	- 1 1	- 1 1½	- 1 2	- 1 ½	- - 11	- - 10½	- - 8½	46	
Camphor - - -	- 3 4	- 3 -	- 2 10	- 2 7	- 2 3	- 2 2	- 4 1	- 2 6	25	
Sal Ammoniac cwt.	4 17 -	4 12 -	4 13 -	4 5 -	3 15 -	3 12 -	3 3 -	3 1 -	37	
Epsom - - - -	1 - -	1 - -	1 1 -	1 1 -	- 17 6	- 16 -	- 11 -	- 13 -	35	
Glauber - - -	- 12 -	- 10 -	- 9 -	- 10 -	- 10 -	- 9 -	- 8 -	- 8 -	33	
Saltpetre - - -	1 8 -	1 9 -	1 11 -	1 11 -	1 11 -	2 4 -	2 3 -	2 1 -	-	46
Soda - - - -	1 8 -	1 - -	1 1 -	- 19 6	- 17 -	- 17 -	- 15 -	- 12 6	55	
Verdigris - lb.	- 2 3	- 2 -	- 2 -	- 2 -	- 2 -	- 2 -	- 1 9	- 1 3	44	
Vermilion - - -	- 4 2	- 3 -	- 3 -	- 3 -	- 3 -	- 3 -	- 3 2	- 2 10	32	
Vitriol, blue or Roman - - - cwt.	2 9 -	1 18 -	2 - -	1 18 -	1 16 -	1 14 -	1 12 -	1 11 -	36	
Feathers, Irish grey lb.	- 1 1	- 1 6	- 1 6	- 1 3	- 1 3	- 1 -	- 1 -	- 1 -	7	
— fine white - -	- 1 5	- 1 5	- 1 5	- 1 5	- 1 5	- 1 4	- 1 4	- 1 4	5	
Glue - - - -	3 8 -	3 - -	2 14 -	2 10 -	2 6 -	2 - -	2 - -	1 16 -	47	
Hops, Sussex pocket	14 14 -	4 10 -	3 10 -	3 3 -	5 16 -	7 10 -	5 6 -	7 7 -	50	
— Kent - - -	16 10 -	5 12 -	4 - -	3 10 -	6 10 -	8 8 -	7 - -	10 - -	39	
Iron, in bars - ton	11 - -	11 - -	10 - -	9 - -	7 10 -	7 - -	6 5 -	6 - -	45	
— pigs - - -	10 - -	8 10 -	7 - -	6 10 -	5 10 -	5 5 -	5 - -	4 15 -	52	
— hoops - - -	16 - -	15 - -	14 - -	12 10 -	11 - -	10 10 -	9 - -	8 10 -	46	
Lead, pig, best fod. }	27 10 -	22 - -	20 - -	18 - -	16 10 -	14 10 -	13 10 -	13 - -	52	
— milled sheet ton }	26 10 -	24 - -	22 - -	20 - -	17 - -	15 - -	14 - -	14 10 -	45	
— ore - - - -	22 - -	19 - -	18 10 -	17 10 -	19 - -	16 - -	14 - -	13 - -	40	
— red - - - -	26 - -	25 - -	24 - -	24 - -	- - -	17 - -	16 - -	15 10 -	40	
— dry white - -	35 - -	31 - -	30 - -	30 - -	28 10 -	25 - -	24 - -	21 - -	40	
— Litharge - -	26 - -	25 - -	25 - -	25 - -	22 - -	18 10 -	18 - -	15 - -	41	
— bars - - - -	28 - -	27 - -	- - -	- - -	- - -	- - -	- - -	14 - -	50	
— ground white ton	42 - -	34 - -	30 - -	28 - -	28 - -	24 - -	24 - -	24 - -	42	
Leather, calf skins lb.	- 2 9	- 2 4	- 2 4	- 2 3	- 2 6	- 2 1	- 2 1	- 2 -	27	
Horse hides - - -	- 1 4	- 1 3	- 1 5	- 1 6	- 1 9	- 1 6	- 1 5	- 1 4½	-	3
Molasses - - - cwt.	1 10 -	1 5 6	1 5 6	1 2 6	- 18 6	1 2 6	1 2 6	1 4 6	18	
Oil of vitriol - lb.	- - 2	- - 2	- - 1½	- - 1½	- - 1½	- - 1½	- - 1½	- - 1½	25	
Oil-cake - - - ton	7 - -	6 - -	6 - -	6 - -	5 - -	6 - -	5 5 -	5 - -	28	
Pitch - - - -	- 6 -	- 6 -	- 6 -	- 6 6	- 7 -	- 6 -	- 6 -	- 6 6	-	8
Provisions:										
Butter, Cork - - -	4 10 -	4 10 -	4 - -	3 17 -	3 8 -	5 4 -	4 14 -	4 - -	11	
Beef - - - -	7 - -	6 10 -	7 15 -	6 - -	6 2 6	5 10 -	5 12 6	7 12 6	-	17
Pork - - - -	6 15 -	- - -	6 - -	5 15 -	5 5 -	5 15 -	6 - -	6 2 6	9	
Bacon, Waterford	2 13 -	2 8 -	2 5 -	2 10 -	1 19 -	2 5 -	2 8 -	2 6 -	13	

(continued)

STATEMENT OF BRITISH STAPLE ARTICLES—continued.

From the London Mercantile Price Current, First Week in January.	1826.	1827.	1828.	1829.	1830.	1831.	1832.	1833.	Fall from 1826.	Rise from 1826.
	£. s. d.	£. s. d.	£. s. d.	£. s. d.	£. s. d.	£. s. d.	£. s. d.	£. s. d.	P'ct.	P'ct.
Rosin, black - cwt.	— 6 —	— 6 6	— 7 6	— 7 —	— 6 6	— 6 —	— 7 6	— 7 —	—	16
— yellow - —	— 7 —	— 7 6	— 8 6	— 8 —	— 7 6	— 7 —	— 8 6	— 8 —	—	14
Salt, common - ton	1 — —	— 10 —	— 9 —	— 10 —	— 9 —	— 12 —	— 8 —	— 8 —	60	—
Seeds, carraway - cwt.	2 — —	2 — —	2 4 —	2 7 —	2 10 —	3 — —	3 4 —	3 10 —	—	75
— canary - gr.	5 5 —	5 10 —	3 15 —	2 14 —	2 16 —	4 — —	4 — —	3 15 —	28	—
— linseed - —	2 10 —	2 6 —	2 — —	2 4 —	2 — —	2 12 —	2 5 —	2 16 —	—	12
Soap, yellow - cwt.	2 18 —	3 — —	3 4 —	3 2 —	3 2 —	3 4 —	3 2 —	3 2 —	—	6
— mottled - —	3 6 —	3 8 —	3 10 —	3 8 —	3 8 —	3 10 —	3 8 —	3 8 —	—	3
— white curd - —	3 10 —	3 12 —	3 14 —	3 12 —	3 12 —	3 14 —	3 12 —	3 12 —	—	2
Spermaceti, refined lb.	— 2 —	— 2 —	— 1 9	— 1 9	— 1 9	— 1 3	— 1 2	— 1 2	41	—
Spirits, British - gal.	(Exclusive of Duty.)		— 4 —	— 3 4	— 3 9	— 2 6	— 3 —	— 2 8	33	—
— Irish - —			— 3 10	— 3 1	— 3 9	— 2 6	— 3 —	— 2 7	32	—
— Scotch - —			— 3 10	— 3 1	— 3 9	— 2 6	— 2 11	— 2 7	32	—
Steel, blister - cwt.	2 4 —	2 4 —	2 4 —	2 4 —	2 16 —	2 10 —	2 10 —	2 10 —	—	13
— shear - —	3 10 —	3 10 —	3 10 —	3 10 —	4 — —	3 10 —	3 5 —	3 5 —	7	—
Sugar, refined:										
— fine double loaf	5 16 —	6 — —	6 — —	5 16 —	5 10 —	5 10 —	5 8 —	5 — —	13	—
— fine crushed, on board - —	2 10 —	2 14 —	2 15 —	2 12 —	2 8 —	2 — —	2 — —	1 18 —	24	—
— ordinary lumps - —	4 1 —	3 19 6	4 2 —	3 14 —	3 10 6	3 2 —	3 — —	3 — —	25	—
— ditto, on board	1 19 —	2 — 6	2 3 —	1 14 6	1 11 —	1 7 6	1 6 —	1 6 —	33	—
Tallow, rough fat - stone	— 2 7½	— 2 9¼	— 2 6½	— 2 6 —	— 2 2 —	— 2 9½	— 2 9½	— 2 10½	—	9
Town - cwt.	2 7 —	2 10 —	2 6 —	2 5 —	2 — —	2 10 —	2 10 —	2 11 6	—	9
Melted stuff - —	1 13 —	1 16 —	1 16 —	1 16 —	1 13 —	1 16 —	1 16 —	1 18 —	—	15
Rough - —	1 2 —	1 3 —	1 2 —	1 3 —	1 — —	— — —	1 2 —	1 4 —	—	9
(Exclusive of Duty.)										
Candles, Mould 12 lbs.	— 9 6	— 9 6	— 9 6	— 9 —	— 8 —	— 8 6	— 9 —	— 8 6	10	—
— Store - —	— 8 —	— 8 —	— 8 —	— 7 6	— 7 —	— 7 6	— 7 6	— 7 —	12	—
Tin, Blocks - cwt.	4 9 —	4 1 —	3 16 —	3 14 —	3 13 —	3 17 —	3 12 6	3 12 6	18	—
— Bars - —	4 11 6	4 3 6	3 18 6	3 16 6	3 15 6	3 19 6	3 14 6	3 14 6	18	—
— Plates - box	2 5 —	2 2 —	2 — —	2 — —	1 18 —	1 15 —	1 13 —	1 10 —	33	—
Turpentine, Spirits, Town-drawn } ct.	2 19 —	3 6 —	3 3 —	3 2 —	2 18 —	3 4 —	2 16 —	2 11 —	13	—
Wax, Bees - —	13 10 —	13 — —	13 — —	11 — —	— — —	7 10 —	7 10 —	8 5 —	38	—
FROM REPORT ON BANK CHARTER.										
Cheese, Cheshire - —	3 5 —	2 10 —	2 10 —	2 10 —	2 — —	2 — —	2 — —	— — —	38	—
Meat, Beef - —	3 8 —	3 18 —	4 — —	4 — —	3 10 —	3 10 —	3 10 —	— — —	—	2
— Mutton - —	— 4 6	— 4 6	— 4 8	— 4 8	— 3 6	— 3 8	— 3 6	— — —	22	—
	— 5 —	— 4 8	— 4 8	— 4 8	— 4 4	— 4 4	— 4 4	— — —	13	—
	— 4 5	— 3 —	— 3 —	— 4 —	— 4 —	— 4 —	— 4 —	— — —	8	—
	— 5 —	— 4 8	— 4 8	— 5 4	— 4 6	— 4 6	— 5 —	— — —	—	—
FROM PRIVATE SOURCES OF INFORMATION.										
Cotton Twist, No. 20	— — 11½	— — 11	— — 9	— — 9½	— — 10	— — 9½	— — 8½	— — 9½	19	—
— 40	— 1 0½	— 1 0½	— 1 0½	— 1 —	— 1 0½	— — 11½	— — 11½	— 1 —	4	—
— 60	— 1 10	— 1 5½	— 1 4½	— 1 6	— 1 7½	— 1 6	— 1 5½	— 1 6½	17	—
— 80	— 2 2	— 1 8½	— 1 7½	— 1 9	— 1 10	— 1 9	— 1 7½	— 1 8	23	—
Oatmeal - ton	16 16 —	24 — —	16 — —	16 16 —	15 4 —	16 — —	16 — —	12 16 —	23	—
Split Peas - bushel	— 10 —	— 9 —	— 9 —	— 8 —	— 7 6	— 8 6	— 7 6	— 7 6	25	—
Chemical Preparations.										
Tartaric Acid - lb.	— 4 —	— 3 6	— 2 10	— 2 6	— 2 4	— 2 3	— 2 2	— 2 —	50	—
Citric - —	— 16 —	— 15 —	— 12 —	— 9 —	— 9 —	— 9 —	— 9 —	— 8 6	46	—
Oxalic - —	— 2 9	— 2 6	— 2 6	— 2 3	— 2 3	— 2 6	— 2 4	— 2 3	18	—
Muriatic - —	— — 3	— — 3	— — 2	— — 2	— — 1½	— — 1	— — 1	— — 1	66	—
Acetic - —	— 1 2	— 1 2	— 1 2	— 1 2	— 1 2	— 1 2	— 1 —	— 1 —	14	—
Carb. of Ammonia - —	— 1 —	— 10 —	— 10 —	— 9½	— 8 —	— 9 —	— 7½	— 6½	45	—
Carb. of Soda - —	— 3 6	— 2 6	— 1 8	— 1 1	— 8 —	— 8 —	— 8 —	— 8 —	80	—
Sugar of Lead - —	— 1 —	— 1 —	— 9 —	— 9 —	— 9 —	— 8 —	— 7 —	— 7 —	40	—
Prussiat of Potash - —	— 4 —	— 3 6	— 3 —	— 2 6	— 2 6	— 2 9	— 2 9	— 2 9	31	—
Sal Rochelle - —	— 1 6	— 1 6	— 1 6	— 1 6	— 1 4	— 1 —	— 11 —	— 11 —	38	—
Sulphate of Zinc - cwt.	1 18 —	1 18 —	1 16 —	1 12 —	1 5 —	1 1 —	1 1 —	1 1 —	44	—

PRICES (EXCLUSIVE OF DUTY) OF WEST INDIA AND SPANISH MAIN PRODUCE.

From the London Mercantile Price Current, First Week in January, }	1826.	1827.	1828.	1829.	1830.	1831.	1832.	1833.	Fall from 1826.	Rise from 1826.
	£. s. d.	£. s. d.	£. s. d.	£. s. d.	£. s. d.	£. s. d.	£. s. d.	£. s. d.	P' ct.	P' ct.
Annatto, Flag - lb.	- 2 4	- 2 3	- 1 -	- 1 -	- - 8	- - 10	- - 7	- - 6	78	
Brazilletto - ton	10 3 4	7 3 4	6 3 4	6 3 4	6 17 -	6 17 -	6 17 -	13 17 -		23
Cochineal, Black lb.	1 - -	- 18 -	- 13 6	- 12 -	- 11 5	- 9 -	- 8 4	- 8 2	57	
Cocoa, West India -	3 - -	2 16 -	2 - -	2 - -	1 13 -	- - -	1 15 -	- - -	41	
Grenada, fine red -	4 6 -	4 - -	3 - -	3 3 -	3 - -	3 - -	2 5 -	3 14 -	13	
Coffee, cwt. -										
Ordinary Dom. & St. Lucie	3 2 -	2 12 -	2 7 -	1 19 -	1 17 -	1 18 -	4 1 -	3 10 -		12
Good & fine middling	4 15 -	4 8 -	3 18 -	- - -	- - -	2 18 -	4 11 -	4 2 -	13	
Jamaica ordinary -	2 15 -	2 9 -	1 17 -	1 16 -	1 13 -	1 16 -	4 2 -	3 8 -		13
Good fine & middling	4 18 -	4 14 -	4 6 -	2 18 -	3 17 -	- - -	4 18 -	4 13 -	5	
Cotton, common W. I. lb.	- - 9½	- - 8½	- - 7	- - 7	- - 6½	- - 7½	- - 6½	- - 7½	18	
Arrow Root - lb.	- 1 11	- 1 11	- 2 5	- 2 3	- 1 9	- 1 3	- 1 3	- 1 3	34	
Cassia Fistula - cwt.	- - -	- - -	6 6 8	5 6 8	5 6 8	2 11 8	1 16 8	1 1 8	83	
Fustic - ton	10 17 -	9 4 6	10 15 6	10 5 6	8 15 6	9 4 6	7 16 6	9 - 6	17	
Sarsaparilla, Honduras lb.	- 1 6	- 1 9	- 3 -	- 2 3	- 1 3	- 1 9	- 2 -	- 1 8		11
Vera Cruz -	- - -	- - -	- 2 -	- - -	- - 9	- - 6	- - 8	- - 8	66	
Tamarinds - cwt.	3 1 4	3 1 4	2 11 4	4 1 4	4 1 4	3 19 4	4 1 4	3 16 4		24
Ginger, cwt. -										
Jamaica, fine scraped	14 8 6	7 8 6	7 8 6	9 8 6	7 13 6	9 8 6	9 8 6	14 2 6	2	
Barbadoes -	6 18 6	2 11 6	2 2 6	1 16 6	1 8 6	1 18 6	2 3 6	3 13 6	47	
Hides, Salted - lb.	- - 7½	- - 4¾	- - 4¾	- - 5¾	- - 5¾	- - 6	- - 5¾	- - 6½	13	
Indigo, Caracco Flores lb.	- 13 -	- 11 6	- 11 -	- 9 6	- 6 6	- 6 6	- 6 6	- 6 -	53	
Copper & low ordinary	- 6 9	- 4 9	- 3 9	- 4 -	- 2 6	- 2 4	- 2 -	- 2 2	67	
Lignum Vitæ - ton	14 8 8	9 10 -	9 10 -	6 10 -	5 10 -	5 5 -	5 16 -	6 - -	58	
Logwood, Jamaica, picked -	7 5 -	7 - -	6 10 -	7 - -	6 5 -	6 10 -	6 5 -	6 3 -	15	
Molasses -	1 2 -	1 1 -	- 18 -	- 14 -	- 13 -	- 13 -	- 14 -	1 1 -	4	
Nicaragua Wood, ton. -										
Large and Solid -	25 5 -	21 5 -	15 5 -	13 5 -	13 5 -	14 5 -	15 15 -	18 - -	28	
Small -	17 5 -	12 5 -	9 5 -	7 5 -	8 5 -	7 15 -	12 5 -	14 15 -	14	
Pimento - lb.	- - 9½	- - 10	- - 9	- - 8½	- - 6	- - 5	- - 6	- - 5½	46	
Rum, per gallon (per Sykes's Hydrometer) -										
Jamaica 12 to 14 ct.)	- 2 10	- 3 1	- 3 5	- 3 4	- 2 3	- 2 2	- 2 -	- 2 3	20	
— 15 to 18 -)	- 3 6	- 3 10	- 4 6	- 4 2	- 3 -	- 3 -	- 2 4	- 2 10	19	
— 28 to 30 -	- 3 8	- 4 3	- 4 9	- 4 6	- 3 8	- 3 8	- 3 2	- 3 4	9	
Strongest Jamaica -	- 3 -	- 3 8	- 3 9	- 4 -	- 3 -	- 2 6	- 2 1	- 2 9	8	
Demerara -	- 2 6	- - 10	- - 7½	- - 7½	- - 6½	- - 8½	- - 8½	- 1 -	60	
Tobacco, St. Domingo Leaf										
Sugar, B. P. Muscovado -										
Jamaica, fine -	2 8 -	2 5 -	2 3 -	2 4 -	2 - -	1 15 -	1 12 -	1 15 -	27	
Good brown -	1 19 -	1 12 -	1 15 -	1 10 -	1 4 -	1 4 -	1 3 -	1 8 6	26	
Havannah, fine white	2 10 -	2 5 -	2 9 -	2 10 -	2 9 -	1 18 -	1 13 -	1 15 -	30	
— yellow -	1 16 -	1 16 -	1 17 -	1 18 -	1 9 -	1 5 -	1 6 -	1 6 -	27	

PRICES (EXCLUSIVE OF DUTY) OF EAST INDIA PRODUCE.

Arrack, Batavia - gal.	- 4 6	- 7 6	- - -	- - -	- 5 -	- 4 6	- 4 6	- 4 3	5	
Coffee, Mocha - cwt.	5 10 -	6 - -	5 10 -	7 - -	6 10 -	6 7 -	6 10 -	4 - -	27	
Cotton, Surat - lb.	- - 6½	- - 5½	- - 5	- - 4¾	- - 5	- - 5¾	- - 5	- - 5½	10	
Bourbon -	- 1 1	- - 10	- - 11	- - 9½	- - 8½	- - 9½	- - 9	- - 10	22	
Aloes, Epatica, dry, cwt.	18 - -	18 - -	20 - -	15 - -	15 - -	16 5 -	16 - -	14 - -	22	
Aniseeds, star -	3 15 -	3 15 -	6 - -	5 - -	5 10 -	4 5 -	3 10 -	3 8 -	10	
Borax, refined -	3 - -	2 2 -	2 5 -	2 15 -	3 8 -	3 - -	3 6 -	- - -		10
— unrefined -	2 15 -	1 18 -	2 5 -	- - -	4 4 -	3 - -	3 - -	- - -		9
Camphire, China -	9 - -	9 - -	8 5 -	7 5 -	5 10 -	4 14 -	15 - -	6 - -	33	
Cardamoms, Ceylon lb.	- 1 -	- 1 -	- 1 6	- 1 6	- 1 2	- 1 6	- 1 6	- 1 10		83
— Malabar -	- 4 -	- 6 3	- 16 -	- 9 6	- 6 -	- 5 6	- 4 6	- 3 2	20	
Castor Oil -	- 1 2	- 1 2	- 1 2	- 2 -	- 1 3	- 1 4	- 1 -	- 1 4		14
China root - cwt.	1 10 -	1 10 -	1 - -	- 15 6	1 5 -	1 5 -	1 6 -	1 16 -		20
Cochineal - lb.	- 3 6	- 3 -	- 2 -	- 2 -	- 1 9	- 1 3	- 1 3	- 1 8	52	
Coculus Indicus - cwt.	5 - -	3 5 -	3 - -	1 13 -	1 10 -	1 - -	1 3 -	1 - -	80	
Columbo root -	9 - -	5 - -	8 - -	8 - -	12 - -	5 15 -	4 - -	3 5 -	63	
Cubebs -	10 - -	7 7 -	9 9 -	6 5 -	3 - -	4 5 -	5 10 -	3 5 -	67	
Dragon's blood -	25 - -	20 - -	20 - -	17 10 -	24 - -	27 - -	27 - -	20 - -	20	
Galls, blue -	6 15 -	5 - -	3 15 -	4 - -	3 15 -	3 10 -	3 12 -	3 11 -	47	
— white -	6 - -	4 - -	3 10 -	3 10 -	3 10 -	3 6 -	3 10 -	3 8 -	43	
Gum Ammoniac -	12 - -	12 - -	10 - -	6 - -	5 10 -	5 10 -	7 - -	7 - -	41	
— Animi, half-scraped	5 - -	5 - -	6 - -	6 - -	6 - -	6 - -	6 - -	6 6 -		26
— — clean -	9 - -	9 - -	9 - -	9 - -	12 10 -	12 5 -	12 - -	10 10 -		16
— Arabic, fine -	4 5 -	3 - -	3 10 -	3 5 -	3 - -	3 - -	2 18 -	3 - -	29	
— — brown drop	2 10 -	1 15 -	1 15 -	1 15 -	1 15 -	1 18 -	- - -	- - -	24	
— Assafœtida -	6 - -	3 15 -	3 15 -	3 15 -	4 - -	3 - -	4 - -	8 - -		33

PRICES (EXCLUSIVE OF DUTY) OF EAST INDIA PRODUCE—continued.

From the London Mercantile Price Current, First Week in January,	1826.	1827.	1828.	1829.	1830.	1831.	1832.	1833.	Fall from 1826.	Rise from 1826.
	£. s. d.	£. s. d.	£. s. d.	£. s. d.	£. s. d.	£. s. d.	£. s. d.	£. s. d.	P' ct.	P' ct.
Gum Benjamin, 2d	1 10	1 10	1 10	1 10	1 10	1 10	1 10	1 10		
Gambogium, picked	16 10	20	26	28	22	24	19	16 10		
Kino	16	14	14	13	12	14	12	12	25	
Lac Lake	2	2	2	2	2	1 6	1 4	1	50	
Dye D T	5 6	4 6	3 9	3 6	3 6	3 4	2 4	2 3	59	
Other fine sorts	5	4	3 3	3 3	2 6	2	1 5	1 3	75	
Seed	18	18	1 19	1 10	1 10	3 12	3 10	3 5	261	
Shell, dark	3 15	3	4	4 5	5 5	6 10	5 5	6	60	
— orange	5	4 5	4 10	5 5	5 15	8 10	7 10	7 7	47	
Stick	3 5	3 5	4 4	4 4	4 4	4	2 15	2 13	18	
Myrrh	15	15	15	15	16 10	16	16	11 10	23	
Olibanum	4	4	4	5 10	4 10	2 16	5	3 12	10	
Orpiment	5 5	5 5	7	3	2	2	2	3	42	
Munjeet	1 10	1 5	1	1 10	1 8	1 15	1 1	1 6	13	
Musk, China	15	15	1 6	1 15	2 5	2 10	3 15	1 10	100	
Nux Vomica	14	14	10	10	10	1 10	1 5	1 1	50	
Oil of Cassia	6	5	4 ¹ / ₂	4	4	5	9	7	16	
— Cajaputa	6	6	6 ¹ / ₂	8	8	1	5	9	50	
— Cinnamon	8 6	10	10	17	17	14	16	8	5	
— Cloves	1 6	1 9	1 6	9	9	9	1 6	9	50	
— Mace, expressed	6	2 ¹ / ₂	2 ¹ / ₂	2	2	2 ¹ / ₂	4	2 ¹ / ₂	58	
— Nutmegs	3 2	3 2	2 9	3 3	3	1 8	2	1 4	57	
Rhubarb, common	3	3	4 6	4 6	3 6	3	—	1 10	38	
Dutch, trimmed	5 6	—	5 6	5 6	4 6	4	—	3 4	39	
Safflower	9	8	8 10	8 10	6	9	10 10	9 10	5	
Sago, pearl	3 15	2 10	1 10	1 12	1 13	2	1 16	2 14	28	
Sal Ammoniac	3 15	3 10	3 10	2 18	3 5	3 10	—	3 3	16	
Senna	2 6	1 9	1 9	2	1 8	2 3	2 2	1 11	23	
Terra Japonica	2 15	1 16	1 16	1 16	1 5	2	1 8	2	27	
Turmeric, Bengal	1 15	1	1 10	1 3	17	17	14	15	57	
— Java	2 5	1 10	1 13	1 8	1 3	18	18	19	57	
— China	4	2	2	1 16	1 10	1 5	1 8	1 2	72	
Vermilion	3 9	4	4	2 11	3 2	3 3	3 2	3 3	13	
Indigo, purple	12 7	11 6	12	9	7 9	—	6	5 9	54	
Ord. and very low	5 6	5 6	5	4 3	3 3	2 9	2 3	2 9	50	
Mother of Pearl shells										
China	6 10	4 10	4	6	5	4 10	4 15	4 4	35	
Scott's	3 10	—	2 15	3 15	3	4	3 3	2	42	
Nankeens, yellow, piece	4 9	5	5	5 8	4 3	4 2	2 10	2 5	48	
— white	3 6	3 10	3 10	—	2 10	2 6	2 2	3 6	—	
Rattans	5	—	8 6	7	3 6	9	4	3	40	
Rice, Patna	1 7	1 1	1	1 5	1	1 1	1	1 4	11	
— Bengal white	1 1	19	14	18	13	16	16 6	16	23	
— ditto cargo	16	13	10	13	8	10 6	—	12	25	
Saltpetre, rough	1 3 6	1 3 6	1 5	1 4 6	1 6	2	1 19	1 17	57	
— British refined	1 9	1 9	1 11	1 11	1 11	2 4	2 3	2 1	41	
Silk, Bengal skein	14	1 9 8	1	1 3 11	17 4	18	16 3	—	16	
— Organzine	1 9	5 6	5	1 6	1 1 6	19	19	19	34	
Spices, Cassia buds, cwt.	12	9 5	5 10	5 5	4 4	4 6	4 3	3 15	68	
Cassia Lignea	6 10	6 6	5 6	4 12	3 10	3 5	4 18	3 18	40	
Cinnamon, 1st quality	7 8	7 11	6 9	7 5	8 6	10	9 6	8 10	15	
Ordinary, Ceylon	2 6	2 6	2 3	3	3 10	4 9	5 6	4 6	80	
Cloves, Bourbon	2 2	2 6	1 4	1 3	1 3	1 2	1	11	57	
— Amboyna	3 3	3	2 9	2 7	2 6	2 2	2	1 7	51	
Ginger, Bengal cwt.	1 10	16	1	17	13	1 4	1 14	2 6	53	
— Malabar	3	1 5	1 5	17	13	1 5	1 15	2 6	23	
Mace	5 2	6	5 7	6 5	5 6	6	5 8	6 4	22	
Nutmegs, ungar- bled Co's	3 6	4 1	3 8	3 5	3 4	3 10	3 3	4 3	21	
Pepper, Black heavy	5 ¹ / ₂	5	3 ¹ / ₂	3 ¹ / ₂	3 ¹ / ₂	4	4 ¹ / ₂	4 ¹ / ₂	26	
— light	5	4 ³ / ₈	3 ¹ / ₈	3 ¹ / ₄	3 ¹ / ₈	3 ³ / ₈	3 ¹ / ₈	3 ¹ / ₈	25	
Sugar,--										
Bengal, fine white, cwt.	1 19	1 18	1 17	1 18	1 15	1 13	1 9	1 10	23	
Low	1 16	1 14	1 12	1 13	1 9	1 6	1 2	1 4	33	
Mauritius	1 19	2	1 18	1 18	1 12	1 13	1 10	1 12	18	
China and Siam	1 17	1 18	1 18	1 15	—	1 4 6	1 6	1 5	32	
Tea, Bohea	2 3	1 7 ¹ / ₄	1 7 ¹ / ₄	1 8	1 7	2	2	2	11	
Congou, common	2 6 ¹ / ₄	2 2 ³ / ₄	2 2 ³ / ₄	2 3 ¹ / ₄	2 1 ¹ / ₂	2 1 ³ / ₄	2 2 ¹ / ₄	2 1 ¹ / ₄	17	
Tin, Banca	4 5	4 2	3 13	3 12	3 10	3 2	3	3	29	
Tortoiseshell	2 9	2 9	2 19	2 14	2 10	2 19	2 16	3	22	
Woods, Sanders Red, ton	12 10	9	10	10	11 10	15	15	18	44	
Ebony, Black	23	24	—	17	9	6	5	7	69	
Sapan	24	24	—	12	10	11	11	22	8	
Wax, Bees	—	8	6	8 10	6 5	6	6	5 10	31	

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PRICES (EXCLUSIVE OF DUTY) OF EAST INDIA PRODUCE—continued.

Appendix, No. 9.

ACCOUNT of the Prices of WHEAT and OATS, per Barrel.

W H E A T.

One Barrel of 20 Stone, 14 lbs. each, or 280 lbs.

	55 lbs.	56 lbs.	57 lbs.	58 lbs.	59 lbs.	60 lbs.	61 lbs.	62 lbs.
s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.
25 per barrel	39 3	40 —	40 8	41 4	42 1	42 10	43 6	44 3
26 —	40 10	41 7	42 4	43 1	43 9	44 6	45 3	46 —
27 —	42 5	43 2	43 11	44 8	45 6	46 3	47 —	47 9
28 —	44 —	44 9	45 7	46 4	47 3	48 —	48 9	49 7
29 —	45 6	46 4	47 2	48 —	48 10	49 8	50 6	51 4
30 —	47 1	48 —	48 10	49 8	50 6	51 5	52 3	53 1
31 —	48 4	49 7	50 5	51 4	52 3	53 1	54 —	54 10
32 —	50 3	51 2	52 1	53 —	53 11	54 10	55 9	56 8
33 —	51 10	52 9	53 8	54 8	55 7	56 6	57 6	58 5
34 —	53 5	54 4	55 4	56 4	57 3	58 3	59 3	60 2
35 —	55 —	56 —	57 —	58 —	59 —	60 —	61 —	62 —
36 —	56 6	57 7	58 7	59 7	60 7	61 8	62 8	63 9
37 —	58 1	59 2	60 3	61 3	62 4	63 5	64 5	65 6
38 —	59 8	60 9	61 10	62 11	64 —	65 1	66 2	67 3
39 —	61 3	62 4	63 6	64 7	65 8	66 10	67 11	68 —
40 —	62 10	64 —	65 1	66 3	67 5	68 6	69 8	70 9
41 —	64 5	65 7	66 9	67 11	69 1	70 3	71 5	72 6
42 —	66 —	67 2	68 4	69 7	70 9	72 —	73 2	74 3
43 —	67 6	68 9	70 —	71 3	72 5	73 8	74 11	76 —
44 —	69 1	70 4	71 7	72 10	74 1	75 4	76 8	77 9
45 —	70 8	72 —	73 3	74 6	75 10	77 1	78 5	79 6
46 —	72 3	73 7	74 10	76 2	77 6	78 10	80 2	81 —

O A T S.

One Barrel of 14 Stone, 14 lbs. each, or 196 lbs.

	36 lbs.	37 lbs.	38 lbs.	39 lbs.	40 lbs.	41 lbs.	42 lbs.	43 lbs.
s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.
10 — per barrel	14 8	15 1	15 6	15 11	16 3	16 8	17 1	17 6
10 3 —	15 —	15 5	15 10	16 3	16 8	17 1	17 6	17 11
10 6 —	15 5	15 10	16 3	16 8	17 1	17 6	18 —	18 5
10 9 —	15 9	16 2	16 8	17 1	17 6	17 11	18 5	18 10
11 —	16 1	16 7	17 —	17 6	17 11	18 4	18 10	19 3
11 3 —	16 6	16 11	17 5	17 10	18 4	18 9	19 3	19 8
11 6 —	16 10	17 4	17 10	18 3	18 9	19 2	19 8	20 2
11 9 —	17 3	17 8	18 2	18 8	19 2	19 7	20 1	20 7
12 —	17 7	18 1	18 7	19 1	19 7	20 —	20 6	21 —
12 3 —	18 —	18 6	19 —	19 6	20 —	20 6	21 —	21 6
12 6 —	18 4	18 10	19 4	19 10	20 4	20 11	21 5	21 11
12 9 —	18 8	19 3	19 9	20 3	20 9	21 4	21 8	22 4
13 —	19 1	19 7	20 1	20 8	21 2	21 9	22 3	22 9
13 3 —	19 5	20 —	20 6	21 1	21 6	22 2	22 8	23 3
13 6 —	19 10	20 4	20 11	21 5	22 —	22 7	23 1	23 8
13 9 —	20 2	20 9	21 3	21 10	22 5	23 —	23 6	24 1
14 —	20 6	21 1	21 8	22 3	22 10	23 5	24 —	24 6
14 3 —	20 11	21 6	22 1	22 8	23 3	23 10	24 5	25 —
14 6 —	21 3	21 10	22 5	23 —	23 8	24 3	24 10	25 5
14 9 —	21 8	22 2	22 10	23 5	24 —	24 8	25 3	25 10
15 —	22 —	22 7	23 3	23 10	24 5	25 1	25 8	26 3
15 3 —	22 4	22 11	23 7	24 3	24 10	25 6	26 1	26 9
15 6 —	22 9	23 4	24 —	24 8	25 3	25 11	26 6	27 2
15 9 —	23 1	23 9	24 5	25 —	25 8	26 4	27 —	27 7
16 —	23 6	24 1	24 9	25 5	26 1	26 9	27 4	28 —

Appendix, No. 10.

AN ACCOUNT of the Number of Quarters of RAPE SEED, RAPE CAKE and LINSEED CAKE, imported into Great Britain, distinguishing England from Scotland, for each of the Twelve Years previous to 1st January 1833, and the Duty paid thereon;—also, the Number of Tons of BONES imported in each of the same Twelve Years, intended to be used as Manure.

YEARS.	RAPE SEED.						RAPE SEED, LINSEED AND OTHER OIL CAKES.						BONES OF ANIMALS AND FISH (except Whalefins.) (a).																
	England.			Scotland.			Great Britain.			England.			Scotland.			Great Britain.													
	Qrs.	bush.		Qrs.	bush.		Qrs.	bush.		Cuts.	qrs.	lbs.	Declared Value.	£.	s.	d.	Declared Value.	£.	s.	d.	Declared Value.	£.	s.	d.					
1821 -	9,091	5	-	-	-	-	9,091	5	-	110,030	0	3	15,898	12	11	-	69	17	-	15,968	9	11	-	69	17	-			
1822 -	30,963	7	-	-	-	-	30,963	7	-	75,019	3	21	9,438	-	5	-	52	12	-	9,490	12	5	-	52	12	-			
1823 -	16,992	2	-	-	-	-	16,992	2	-	170,540	2	25	14,395	15	8	-	82	-	-	14,477	15	8	-	82	-	-			
1824 -	74,561	0	-	1	6	-	74,562	6	-	488,872	0	19	43,940	17	11	-	82	14	-	44,023	11	11	-	82	14	-			
1825 -	60,637	1	-	41	0	-	60,678	1	-	673,957	2	5	86,571	5	8	-	139	4	6	86,710	10	2	-	139	4	6			
1826 -	73,449	6	-	17	2	-	73,467	0	-	510,824	3	4	94,747	16	1	-	245	18	3	94,993	14	4	-	245	18	3			
1827 -	63,378	1	-	272	1	-	63,650	2	-	479,006	2	10	77,956	6	8	-	1,798	4	6	79,754	11	2	-	1,798	4	6			
1828 -	53,587	5	-	25	4	-	53,613	1	-	478,886	1	5	59,782	9	11	-	2,874	5	7	62,656	15	6	-	2,874	5	7			
1829 -	47,287	7	1	0	0	1	47,288	0	1	356,037	0	20	59,741	11	10	-	12,322	4	9	72,063	16	7	-	12,322	4	9			
1830 -	66,195	3	-	24	6	-	66,220	1	-	298,979	3	16	58,233	16	5	-	8,529	13	8	66,763	10	1	-	8,529	13	8			
1831 -	50,891	0	-	6	7	-	50,897	7	-	419,155	3	18	65,623	10	-	-	7,073	16	-	72,697	6	-	-	7,073	16	-			
1832 -	72,744	6	-	23	3	-	72,768	1	-	398,253	2	20	77,847	4	4	-	13,908	1	1	91,755	5	5	-	13,908	1	1			
1821 -	9,275	8	-	-	-	-	9,275	8	-	912	19	8	158	19	7	-	-	14	9	159	14	4	-	-	14	9			
1822 -	22,291	16	-	-	-	-	22,291	16	-	625	6	10	94	5	5	-	-	10	11	94	16	4	-	-	10	11			
1823 -	13,097	19	-	-	-	-	13,097	19	-	1,420	7	7	143	19	3	-	-	16	10	144	16	1	-	-	16	10			
1824 -	55,576	14	-	1	15	-	55,578	9	-	4,067	11	2	439	9	8	-	-	16	7	440	6	3	-	-	16	7			
1825 -	18,380	14	-	-	-	-	18,380	14	-	5,618	19	5	865	14	11	-	1	9	11	867	4	10	-	1	9	11			
1826 -	11,855	15	-	21	7	-	11,877	2	-	4,391	1	4	993	7	1	-	2	8	5	995	15	6	-	2	8	5			
1827 -	3,724	9	-	13	12	-	3,738	2	-	4,088	2	2	817	-	10	-	18	-	11	835	1	9	-	18	-	11			
1828 -	2,840	11	-	1	5	-	2,841	16	-	4,101	8	5	625	19	10	-	28	14	2	654	14	-	-	28	14	2			
1829 -	2,340	5	-	-	-	-	2,340	5	-	3,021	9	8	623	19	6	-	124	8	5	748	7	11	-	124	8	5			
1830 -	3,170	1	-	1	4	-	3,171	6	-	2,514	5	3	602	15	8	-	85	5	10	688	1	6	-	85	5	10			
1831 -	2,533	16	-	-	6	-	2,534	3	-	3,514	5	2	678	8	5	-	71	-	10	749	9	3	-	71	-	10			
1832 -	3,675	2	-	1	3	-	3,676	5	-	3,321	-	-	799	16	5	-	140	9	4	940	5	9	-	140	9	4			
Imports																													
Net Amount of																													
Duty received																													

(a) The Duty on Bones being charged *ad valorem*, the quantity in tons is not required to be stated in the entries at the Custom-house.

Inspector-General's Office, Custom-house, London, }
14 August 1833.

William Irving,
Inspector-General of Imports & Exports.

I N D E X.

N.B.—The *Figures* following the Names refer to the Questions of the Evidence; and *App. p.* to the page of the Appendix.

A.

ABSENTEE Landlords. Absentees expend as much capital in Connaught on their estates as resident landlords, *Linsay* 7045-7050—Evils of absenteeism in preventing improvement of estates in Ireland, *Armstrong* 9095, 9096—Manner in which security might be restored in Ireland, and capital laid out advantageously, by landlords residing and consulting the wishes of their tenantry, *Armstrong* 9224-9227.

See also *Landed Proprietors*.

Accommodation. See *Banks and Bankers, Country. Capital.*

Admiralty. See *Beef.*

Agriculture. Examination as to agriculture becoming again productive after some arrangement takes place, *Sandars* 4634-4638—Present state of things affects all connected with agriculture, *Smith* 12507—Improvements that have been made in agriculture, within the last 20 years, in Somersetshire, *Hancock* 9344-9347.

See also *Cultivation. Farms.*

Agricultural Distress. Causes of, in different years, from 1803-1821, which are supposed to be over-rated, and means of relief under-rated, and extracts from evidence of witnesses examined in 1815 and 1820, *Sandars* 4395-4410—Periods of, in Cornwall, and from what causes, *Coode* 3501-3505.

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2. *Improvements therein.*
3. *Nature of Cultivation, and Cost thereof.*
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Wool. Price and weight of wool, *Hodgson* 749—In Derbyshire, *Smith* 12305—In Glamorganshire, *Murray* 173—In Hampshire, *Osborn* 9960, 9961, 9966—In Staffordshire, *Wyatt* 11317-11325—In Surrey, *Smallpiece* 12813—In Wiltshire, *Hughes* 1324—In Worcestershire, *Stallard* 10546-10551—In Ireland, *Clendining* 7674-7680—In Tipperary, *Roberts* 8907-8912.

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Wright, Robert. (Analysis of his Evidence.)—Land-agent at Norwich; a native of Norfolk, 2020-2025—Names of proprietors, and locality of properties to which witness agent, 2026-2032—Land in Norfolk as well cultivated and as well stocked as it ever was; is in a state of improvement though farming not so profitable as formerly, 2033-2037, 2049-2058, 2235-2241—Lands in Cambridgeshire not so progressively improving as in Norfolk, though the average state of the land is as good as ever, 2038, 2039—Little land thrown out of cultivation, 2040, 2041—Nature of soils and effect of seasons thereon, 2042-2048—Produce of last year and the year before equal to any two seasons, 2059, 2060—Reduction in rents, 2061-2068—Whether strong clay lands will continue to pay their present rents, 2069-2074—Low price of barley last year, 2075-2078.

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Wrotham. Parish of *Wrotham* under valuation to regulate the rates and tithes; extent of the parish; condition of land and farmers; increasing poor-rates; many labourers out of employment, *Taylor* 6456-6467.

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Y.

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Yeovil. See *Tradesmen.*

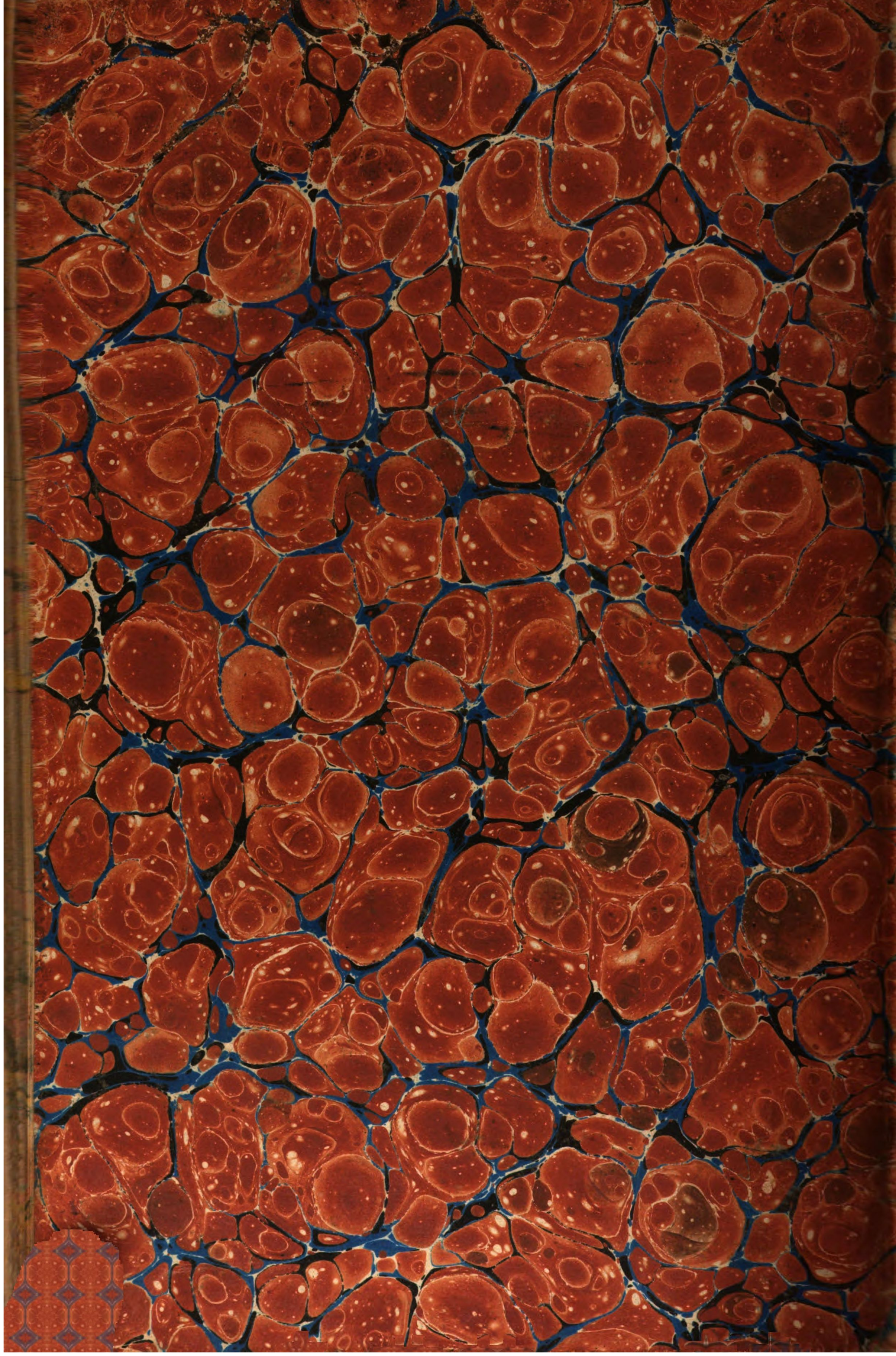
York, North Riding. See *Merry, Robert.*

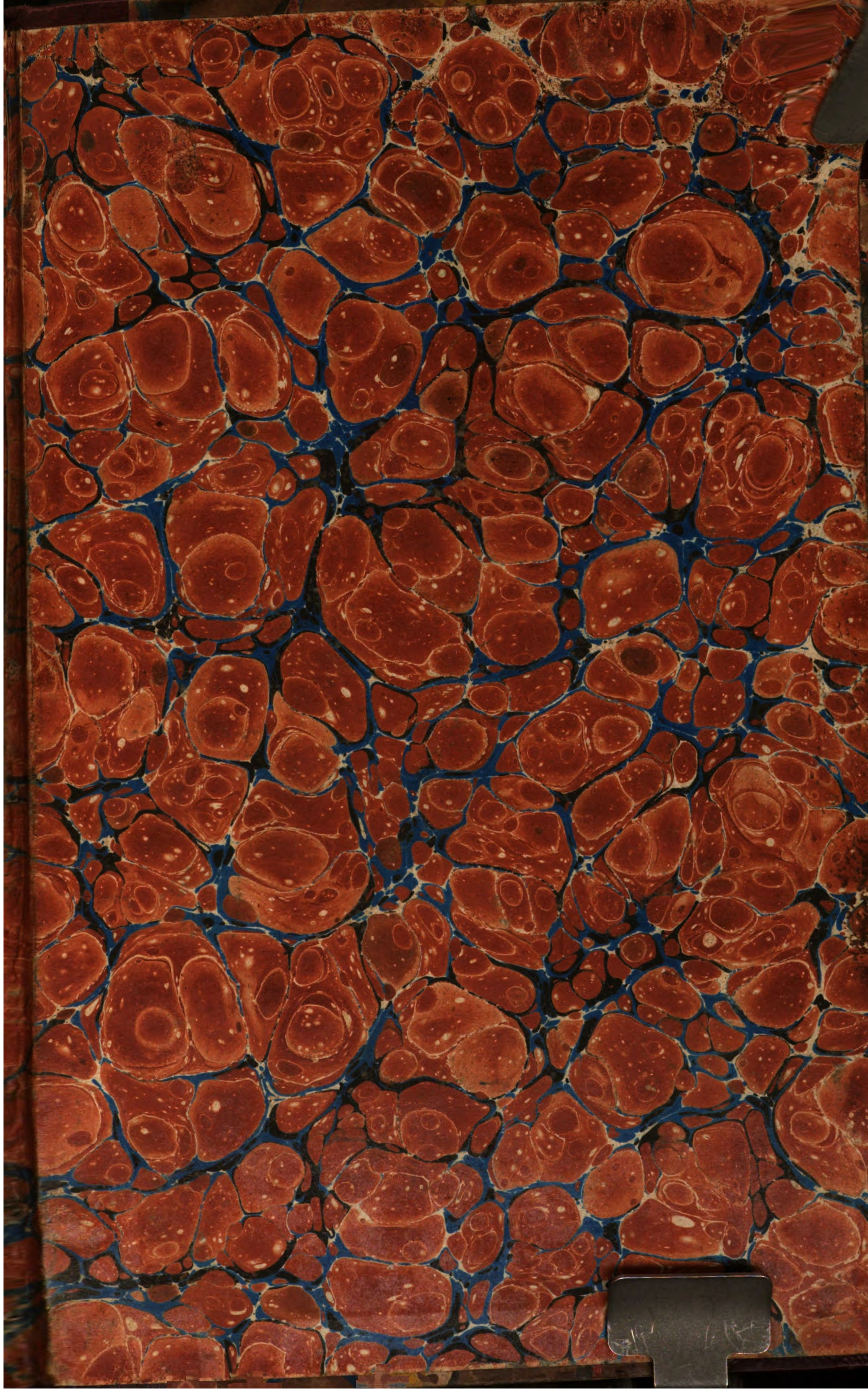
It is a well-known fact that the population of the city of New York has increased rapidly since the year 1800. This increase has been the result of many causes, and it is one of the most remarkable features of the history of the city. The first cause of this increase is the immigration of people from other parts of the world. The second cause is the increase in the birth rate of the city. The third cause is the decrease in the death rate of the city. The fourth cause is the increase in the number of people who live in the city. The fifth cause is the increase in the number of people who work in the city. The sixth cause is the increase in the number of people who live in the city. The seventh cause is the increase in the number of people who work in the city. The eighth cause is the increase in the number of people who live in the city. The ninth cause is the increase in the number of people who work in the city. The tenth cause is the increase in the number of people who live in the city.

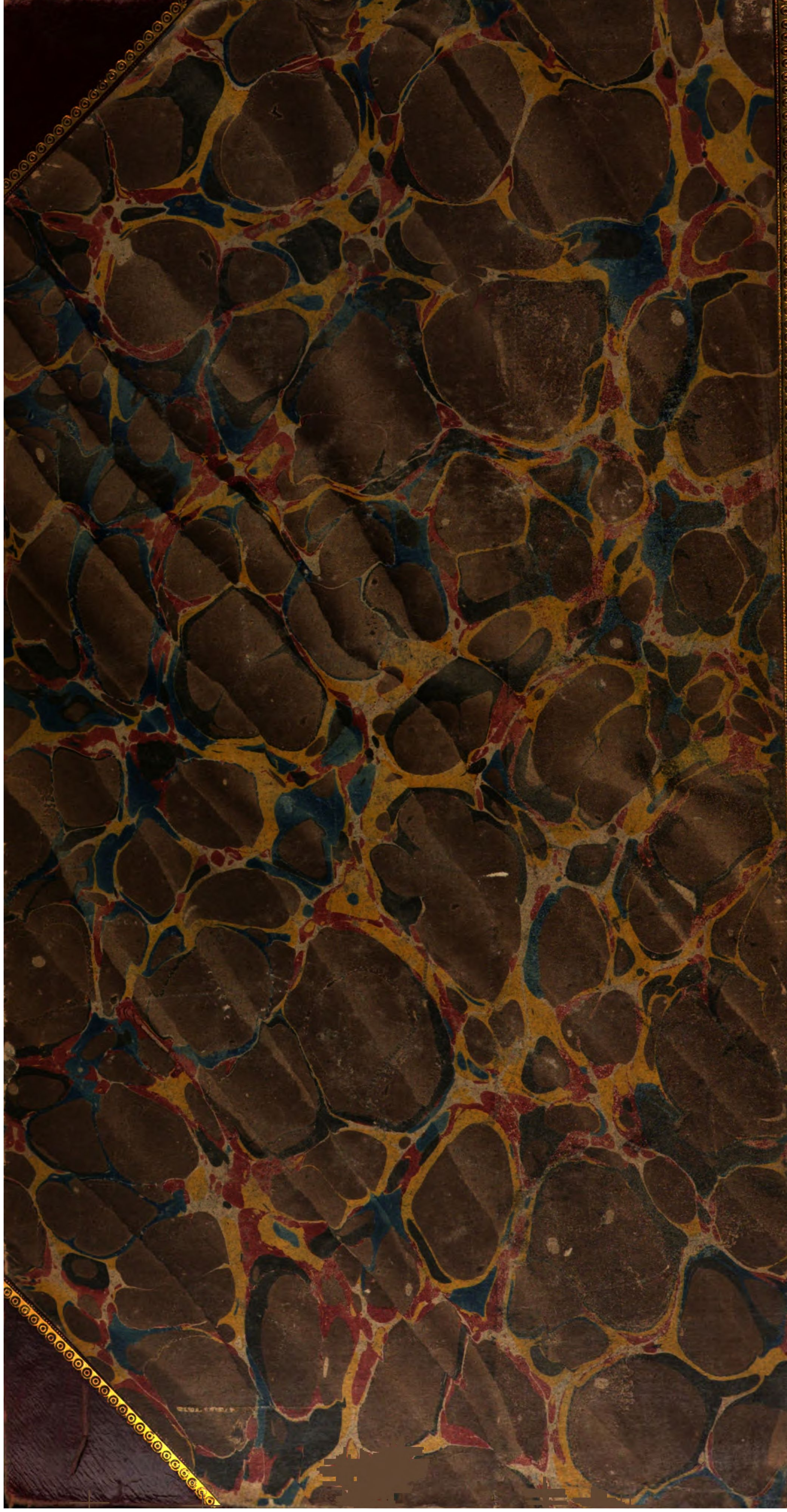
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